



AGENDA

Tuesday, November 13, 2018

5:00 P.M.

Contra Costa Transit Authority

2999 Oak Road, Suite 110

Walnut Creek, CA 94597

The public may comment on any Agenda item or any item of public interest within the jurisdiction of the Contra Costa Centre Area Municipal Advisory Council. In accordance with the Brown Act, if a member of the public addresses an item not on the posted agenda, no response, discussion, or action on the item may occur.

NOTE: Instructions for meeting location access are below

1. Approval of the April 17, 2017 meeting minutes
2. Public Comment
3. Cellular Wireless Infrastructure Applications Update – Telma Moreira, Contra Costa County Dept. of Conservation and Development (DCD)
4. Walden Green 1 Update – Rochelle Johnson, Public Works
5. Del Hombre Apartment Project Proposal – Scott Youdall, 3000 Del Hombre Holdings LLC
6. Notice of EIR Scoping Session Meeting for Proposed Del Hombre Apartment Project – Lia Bristol, Office of Supervisor Karen Mitchoff
7. Discussion on Flood Control Channel Scraping – Lia Bristol/Marylee Martinez
8. Approval of Annual Report for 2018 – Jeffrey Peckham
9. Council Member Comments
10. Adjourn

Parking and Meeting Room Instructions

1. Location is the new Contra Costa Transportation Authority building at 2999 Oak Road. This is directly adjacent to the BART station across the street, and next door to the Embassy Suites Hotel.
2. Parking is accessible for the building from either Oak Road or Wayne Drive. (Exit only onto Oak Road when leaving however)
3. Garage parking is fee-based, but a validation stamp will be available for those attending the meeting. The stamp is available in our meeting room. Parking during the day will not be validated.
4. Meeting conference room is at the front of the building, north side, room 110. (On your left as you walk past the elevator lobby coming from the garage. On your immediate right if walking over from the BART station to the main entrance, behind the rock waterfall feature on Oak Road.)
5. LATE ARRIVAL: The doors to the building are LOCKED at 6pm. In this situation, the guard will let you in, but you must buzz the button to the right of the main entrance if you are walking from BART. If you come from the garage, the security guard is directly in your line of site in the lobby. If asked, state you are there for a meeting of the Contra Costa Transportation Authority. We are meeting there under their tenancy.



Contra Costa Centre Area Municipal Advisory Council Minutes of Tuesday, April 17, 2018

The meeting was called to order by John Vallor, Chair at 5:00 P.M.

Board Members present: Lynette Busby, Marylee Martinez, Jeffrey Peckham, and Chair John Vallor (Three positions remain unfilled)

NOTE: The Contra Costa Centre Area Municipal Advisory Council is referred to as the 'MAC' in the minutes. Unless otherwise needed to clarify sources of comments other than the MAC, MAC members' comments and questions are referred to by first name.

1. Approval of the minutes of the meeting of October 17, 2017

On motion by Jeffrey, seconded by Marylee and carried unanimously to approve the minutes of the October 17, 2017 meeting, as submitted.

2. Public Comment

There were no public comments.

3. Cannabis Regulations Framework Presentation – Jamar Stamps, Planner, Contra Costa County Department of Conservation and Development (DCD)

Jamar Stamps provided an overview of the framework and other policy considerations for the regulation of cannabis in the unincorporated area of Contra Costa County after the voters had passed Proposition 64 (Adult Use of Marijuana Act) in November 2016, and the County Board of Supervisors had initiated a process to review potential local regulatory approaches shortly thereafter. Commercial cannabis was currently prohibited in unincorporated Contra Costa County, which included the commercial cultivation, distribution, storage, manufacturing, process, and sale of medical and adult use cannabis. Outdoor cultivation for personal use was also prohibited.

Mr. Stamps presented a land use/zoning classification matrix to identify the commercial cannabis activities that could be allowed in specific districts, appealable to the appropriate body, and the districts where commercial cannabis activities were prohibited. A buffer requirement would also apply in order to protect sensitive uses such as schools, from potential cannabis influence or to prevent cannabis businesses from being located too close to each other. The proposed size of the buffer ranged from 500 to 1,000 feet but continued to be discussed.

Mr. Stamps described the number of meetings that had been held to identify the proposal and seek input from the public. For the Contra Costa Centre, he explained that the buffers would cancel out any eligible site within the Centre.

In response to the MAC as to the allowable size of the cultivation area, reported to be a maximum 22,000 square feet and two acres for outdoor cultivation, Mr. Stamps explained that area seemed to be consistent with other counties although Alameda County was more restrictive. As to how that compared with alcohol sales, he reported there was a required buffer between establishments but he did not have the information about sensitive sites, although Lia Bristol reported that for tobacco there was a 1,000 foot required buffer between establishments.

Mr. Stamps stated there was a parallel track with other ordinances, one of which was the Health and Safety Ordinance, and the Health Services Department was working concurrently with the Department of Conservation and Development, with interdepartmental cooperation with the Sheriff's Office as to how to enforce the regulations, the resources it would take, and the like. The County was in the process of considering costs associated with various aspects of Prop 64 including enforcement, health and safety impacts, and the implementation of a Commercial Cannabis Ordinance. He identified the potential revenue sources and noted an initial tax analysis had indicated there could be between \$1 and \$10 million in tax revenue per year for the County, depending on the number of establishments and the tax rate. The tax measure could provide funding for a variety of public purposes. The anticipated tax measure would be voted on by the unincorporated voters and was planned to be put on the November ballot with the intent that the Commercial Cannabis Ordinance would not take effect unless the tax initiative passed. There was a moratorium until the regulations had been determined.

Mr. Stamps sought the MAC's reaction to the framework, sensitive site/residential buffers, caps, and outdoor personal grows.

In response to the MAC, Mr. Stamps stated they had reached out to all potentially affected cities within the County and with Alameda County, and had looked for information from other comparable counties and cities. He noted that tax rates or regulations that varied too greatly would either hurt or eliminate the ability to attract commercial cannabis operations. There was a need for a degree of consistency between jurisdictions, particularly neighboring jurisdictions. Currently, the State allowed six plants to be grown per household and the State had left it up to the jurisdictions as to whether to allow personal growth in the County area. Commercial cultivation in residential areas would be prohibited. Currently, all commercial activities were prohibited in the County.

The MAC generally supported the proposed framework, and recommended that cannabis be taxed the same as cigarettes and alcohol were taxed, that non-hallucinogenic cannabis for medical purposes be sold by drug stores, and that personal grows be limited to six plants consistent with State law; personal grow would not be subject to the permit process. The MAC wanted to avoid the creation of a separate set of buffers, and supported the same regulations for cannabis, alcohol, and tobacco.

The agenda was taken out of order at this time.

8. Discussion on CA Senate Bill 35 (Wiener) and Senate Bill 827 (Wiener)

Kara Douglas, Assistant Deputy Director for Housing and Community Improvements, Department of Conservation and Development, provided information to highlight SB 35, Housing Accountability & Affordability Act (Wiener) and SB 827 Zoning Near High-Quality Transit (Wiener).

For SB 35, Ms. Douglas explained that Bill was intended to ensure that all communities created needed housing to address the statewide housing shortage and allow the creation of affordable housing, particularly for low and middle income residents, by streamlining the approval process. She stated that affordable housing was defined as housing that is affordable to people of different income groups in different statistical areas of California. Contra Costa County was part of the Fremont Oakland statistical area where median incomes for a family of four was identified as \$97,400. Very low income residents were those earning 50 percent of the medium income. She also explained how the Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation (RHNA) numbers came into play with the legislation where the State determined the number of housing units needed to be developed over a period of time, with a set formula where Bay Area jurisdictions were to provide enough housing and site zones to accommodate the designated number for each jurisdiction.

SB 35 required a streamlined application review and was applicable in jurisdictions that had not issued enough building permits to satisfy their RHNA obligations or not submitted annual RHNA information two years in a row. SB 35 was also applicable in the unincorporated County. Eligible projects must meet all objective, zoning and design review requirements. In Contra Costa County during this reporting period, a project asking for SB 35 streamlining would have to have at least 50 percent of the units available to low income households, which would make it less likely a market rate developer would seek streamlined housing.

In response to the MAC, Ms. Douglas reported that while the intent was for projects to be streamlined and there would be a faster process, nothing would be left out; the intent was not to let projects get stalled or have additional requirements imposed on them.

For SB 827, Ms. Douglas explained that it was also intended to address the lack of housing in California and would offer a transit rich housing bonus if a development came in within a half mile of a major transit stop or a quarter mile of a major bus route. She stated it was extremely controversial, and although Senator Wiener was from San Francisco, the SF Board of Supervisors had voted not to support it.

In response to the MAC, Ms. Douglas explained that while the Building Code would remain in place, things such as density, units per acre, floor area ratio, setbacks and parking requirements would be set aside.

On motion by Jeffrey, seconded by Marylee, the MAC recommended that the Board of Supervisors oppose SB 827 in its present form. The motion carried by the following vote:

Ayes: Jeffrey, Marylee, John

Noes: None

Abstain: Busby (Given that the item was a discussion item, not an action item)

4. I-680/Treat Boulevard Bike/Pedestrian Improvement Plan – Jamar Stamps, DCD

Mr. Stamps presented the I-680/Treat Boulevard Bicycle and Pedestrian Improvements Project and reported that the County had been working on a study since 2014 to improve bicycle and pedestrian facilities along Treat Boulevard between North Main Street in Walnut Creek through the Contra Costa Centre/Pleasant Hill BART station area to Jones Road and the Iron Horse Trail, and was ready to move forward with a preferred alternative. He presented the alternatives that had been evaluated, maps to identify the proposed improvements for bike lanes, improvements to crosswalks and intersections, a proposal to narrow travel lanes slightly to accommodate the improvements, provide for Class II buffered bike lanes, and improve visibility for both pedestrians and bicyclists. The study had gone through numerous iterations. After public comment, additional analyses had been done on the I-680 off-ramp alone and alternatives had been created for the off-ramp. A preferred alternative identified as Concept 4A/Alternative 4C had ultimately been chosen. He detailed the components of that alternative and advised that the cost estimate for the preferred alternative had been estimated at \$3 million. There were funds for the design but not yet for construction.

In response to the MAC, Mr. Stamps explained that while the Canal Trail was an option for bicyclists, the purpose of the plan was to provide more options for bicyclists and pedestrians. He explained that the traffic analysis had found that the removal of the outside travel lane from the 8-lane section of Treat Boulevard would actually increase traffic flow. There would be no vehicle delay and the creation of lane uniformity would improve traffic flow and provide for non-motorized and motorized people modes. The study had been completed, there had been exhaustive analyses, and the proposal would be presented to the Board of Supervisors on May 1, 2018. If the Board directed them to proceed they would pursue funding to finish the project.

As someone who lived in the area, Marylee stated she used the Treat Boulevard exit and made the right hand turn onto Cherry Lane and the slip lane was convenient, especially when traffic was backed up. She suggested if the slip lane was eliminated and made a hard right turn, people would still use that lane given its convenience. Because of that she suggested the slip lane be left as is because it would not make a big difference if eliminated.

Mr. Stamps clarified that the slip lane created a number of conflicts with vehicles as well as traveling southbound on Oak Road.

Mr. Stamps described the intent to eliminate that conflict and stated analysis had shown that while eliminating the weaving conflict optimum corridor performance was maintained and there would be no significant delays as a result. He clarified that the study area stopped at Jones Road and the right turn at Jones Road and Cherry Lane would remain.

In response to the comment that there were few bicycles compared to the vehicles that used the area, Mr. Stamps explained that the area was not bike friendly even though the Contra Costa Centre area BART station had the largest bicycle concentration. He also noted that the project also included signal timing and synchronization.

While the MAC generally supported the improvements, comments expressed concern for the \$3 million cost.

5. Road Closure Permit for Jones Road – Lia Bristol, Office of Supervisor Karen Mitchoff

Lia Bristol advised that the Board of Supervisors had approved the road closure permit for Jones Road between Coggins Drive and Harvey Drive in the area of Walnut Creek for a two-year period to allow construction access and to create a safe area to unload trucks to construct frontage improvements.

Jeff White, Sr. Development Director, AvalonBay Communities, Inc., explained that the southbound lanes would be retained but be diverted into the median, and then the current lane would be fenced for staging which would be the only way to get deliveries to the site, to be replaced when completed. The closure would start sometime in May 2018.

6. MCE Renewable Energy Provider for County Residents and Businesses – Lia Bristol

Ms. Bristol explained that everyone was aware that notices had been mailed to residents and businesses to be able to opt out of Marine Clean Energy (MCE) as a service provider, which would have to be done within 60 days if they wanted to stay with PG&E as a service provider. After 60 days, there would be a fee; \$5 for residents and \$25 for businesses to opt out. She reported that community meetings were being held throughout the County, the closest being in Martinez on April 26, 2018.

7. Update on Walden I and II – Lia Bristol/Public Works Staff

Ms. Bristol reported that while she did not have an update on Walden Green I, the County Public Works Department had shared that the maintenance period for Walden Green II would conclude on April 29, 2018; another funding source had not been identified and the County would discontinue maintenance and water service, and would remove trash cans in April. With no ongoing maintenance plan for Walden Green II, Supervisor Mitchoff had asked about the cost to provide maintenance, reportedly \$5,000 for trash removal, weed abatement, watering and mowing.

Lynette commented that the five-year maintenance agreement was now up and that Walden Green II was totally different from Walden Green I. She stated the budget for Walden Green I was \$64,000 for the year; water alone was \$32,000; trash pickup was twice a week. She had been working with the Public Works Department because the Contra Costa Centre fronted that payment and was then reimbursed. She also noted the heavy use of doggie bags, and also expressed concern for trash that would filter back to Walden Green I without maintenance for Walden Green II.

Ms. Bristol reported that they were still working on the situation and would report back.

9. Brown Act Trainings Update – Lia Bristol

Ms. Bristol advised that the MAC was required to undertake two trainings; Ethics Training and Brown Act Training. An email would go out to MAC members with links to allow the training to occur, with the official certificates to be provided to the County Clerk's Office.

10. Election of Officers

Secretary

On motion by Jeffrey, seconded by Lynette to elect Marylee to serve as Secretary to the MAC. The motion carried unanimously.

Vice Chair

On motion by Jeffrey, seconded by Marylee to elect John to serve as Vice Chair of the MAC. The motion carried unanimously.

Chair

On motion by John, seconded by Marylee to elect Jeffrey to serve as Chair of the MAC. The motion carried unanimously.

The MAC verified that meetings would officially be held quarterly.

11. Councilmember Comments

The MAC urged staff to do everything possible to secure more members for the MAC, potentially to use an official Facebook page.

12. Adjournment

On motion by Marylee, seconded by Jeffrey and carried unanimously to adjourn the meeting at 7:00 P.M. to the next meeting scheduled for June 19, 2018.



Date Aug. 20, 2018

GP18-
0002

Project Planner Jennifer Cruz

Phone # 925 674-17790

E-mail Jennifer.Cruz @dcd.cccounty.us

County File # DP18-3031, MS18-0010, RZ18-3245, GP18-

Prior to September 11, 2018

* * * * *

We have found the following special programs apply to this application:

No Active Fault Zone (Alquist-Priolo)

X Flood Hazard Area, Panel # _____

Yes 60-dBA Noise Control

CA CA EPA Hazardous Waste Site

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☒ Attached

[illegible]

Print Name _____

Signature _____ DATE _____

Agency phone # _____

✓ Building Inspection ✓ Grading Inspection

✓ Advance Planning ✓ Housing Programs

✓ Trans. Planning Telecom Planner

ALUC Staff HCP/NCCP Staff

APC Floodplain Tech County Geologist

☒ Environmental Health ☐ Hazardous Materials

✓ Engineering Services (Full-size) ✓ Traffic

 Flood Control (Full-size) Special Districts

✓ Fire District *Contra Costa*

Consolidated – (email) fire@cccfpd.org

✓ Sanitary District Central

✓ Water District Contra Costa Water

✓✓ City of Walnut Creek, Pleasant Hill

✓✓ School District(s) Walnut Creek Elem.

✓ LAFCO Acalanes High

Reclamation District #

____East Bay Regional Park District

____Diablo/Discovery Bay/Crockett CSD

X MAC/TAC Contra Costa Center MAC

✓ Improvement/Community Association *Walden*

X CC Mosquito & Vector Control Dist (email)

✓ CHRIS – Sonoma State

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

BART

**CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION**

MINOR SUBDIVISION APPLICATION

TO BE COMPLETED BY APPLICANT/OWNER

OWNER

Name 3000 Del Hombre Holdings LLC
Address 5847 San Felipe, Suite 3600
City, State Houston, TX
Phone (713) 267-2100 Zip 77057

By signing below, owner agrees to pay all costs, including any accrued interest, if costs not paid by the applicant.

☒ Check here if billings are to be sent to applicant rather than owner.

Owner's Signature

Kellen McCall

CONTACT PERSON (optional)

Name Kellen McCall
Address 156 Diablo Rd Suite 220
City, State Danville, CA
Phone (925) 530-4649 Zip 94526

APPLICANT

Name 3000 Del Hombre Holdings LLC
Address 156 Diablo Rd Suite 220
City, State Danville, CA
Phone (925) 490-2990 Zip 94526

By signing below, the applicant agrees to pay all costs for processing this application, plus any accrued interest, if costs not paid within 30 days of invoicing.

Applicant's Signature

Kellen McCall

PROJECT DATA

Total Parcel Size 103,194 SF or 2.37± AC
Number of Parcels/Units 5 Parcels
Estimated Project Value _____
Comm./Ind. Sq. Footage 0 SF

Nature of Request: (Attach supplemental statement if necessary) Combine the parcels listed below:

3070 DEL HOMBRE LN (APN 148-170-042-3), 112 ROBLE RD (APN 148-170-037-3), 3050 DEL HOMBRE LN (APN 148-170-041-5),
3010 DEL HOMBRE LN (APN 148-170-001-9), 3018 DEL HOMBRE LN (APN 148-170-022-5)

OFFICE USE ONLY

Application Description:

The applicant requests a Tentative Map Review to combine five (5) parcels into one (1) parcel.

Property Description:

5 parcels, approximately 2.37 acres, as a portion of Rancho Las Juntas in the Walnut Creek area.

Ordinance Ref. _____

Area Walnut Creek

Fire Dist. Contra Costa

Sphere of Influence Walnut Creek

Flood Zone X

Panel No. _____

x-ref Files _____

Concurrent Files:

GP 18-0002

P718-03245

DP18-3031

Type of Fee:

*Base Fee/Deposit \$ 4,800.00 S-034

of Lots x 300 \$ 1 S-034

Notification Fee \$ / S-052B

#Addresses x \$1.50 + \$30

Fish & Game Posting \$ 75.00 S-048
(if not CEQA exempt)

Environmental Health \$ 57.00 5884

Other \$ _____

TOTAL \$ 5,100.00

Receipt # 18006827

Other _____

* ADDITIONAL FEES BASED ON TIME AND MATERIALS WILL
BE CHARGED AFTER STAFF COSTS EXCEED BASE FEE

Assessor's No. 148-170-041, -042, -037
-001, -022

Site Address 3010 to 3070 Del Hombres Rd.

Zoning District R-15, P-1

Census Tract 338203

Atlas Page ZM: 2-14

General Plan MV

Supervisory Dist. 4

Rec'd by Syd Wayman

Date Filed 8/16/2018

File Number MS18-0010

INSTRUCTIONS ON REVERSE SIDE



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

DEVELOPMENT PLAN APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

PROPERTY OWNER(S)

Name 3000 Del Hombre Holdings LLC
 Address 5847 San Felipe, Suite 3600
 City, State/Zip Houston, TX 77057
 Phone (713) 267-2100 email kmccoll@hanoverco.com

By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs.

☒ Check here if billings are to be sent to applicant rather than owner.

Owner's Signature *Kellen McColl*

APPLICANT

Name 3000 Del Hombre Holdings LLC
 Address 156 Diablo Rd Suite 220
 City, State/Zip Danville, CA 94526
 Phone (925) 490-2990 email kmccoll@hanoverco.com

By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.

Applicant's Signature *Kellen McColl*

CONTACT PERSON (optional)

Name Kellen McColl
 Address 156 Diablo Rd Suite 220
 City, State/Zip Danville, CA 94526
 Phone (925) 530-4649 email kmccoll@hanoverco.com

PROJECT DATA

Total Parcel Size: 103,194 SF or 2.37± AC
 Proposed Number of Units: 284
 Proposed Square Footage: 295,000
 Estimated Project Value:

Project description (attach supplemental statement if necessary): Supplemental statement attached

FOR OFFICE USE ONLY

Project description:

The applicant requests approval of a Development Plan to allow the construction of a 295,000-square-foot, 6-story podium apartment community with up to 284 apartments within the vicinity of Pleasant Hill BART.

Property description: *5 parcels, approx. 2.37 acres, as a portion of Rancho Las Juntas*

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #:
Area: <i>Walnut Creek</i>	*Base Fee/Deposit	\$ 3,500.00	S-039A	<i>148-170-041, -042, -052</i>
Fire District: <i>Contra Costa Fire</i>	Late Filing Penalty (+50% of above if applicable)	/	S-066	<i>3010 to 3070</i>
Sphere of Influence: <i>Walnut Creek</i>	#Units ____ x \$195.00	/	S-014	<i>Del Hombre Road</i>
Flood Zone: <i>X</i>	Sq. Ft. x \$0.20	/		<i>R-15 / P-1</i>
Panel Number:	Notification Fee	<i>15.00 / 30.00</i>	S-052	<i>Census Tract: 338203</i>
x-ref Files:	Fish & Game Posting (if not CEQA exempt)	<i>75.00</i>	S-048	<i>Atlas Page: 2M:L-14</i>
	Environmental Health Dept.	<i>57.00</i>	5884	<i>General Plan: MV</i>
	Other: <i>add'l fees</i>	<i>1200.00</i>	<i>S-039A</i>	<i>Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></i>
Concurrent Files:	TOTAL	\$ 4,862.00		<i>Supervisorial District: 4</i>
<i>R718-3245</i>	Receipt	# 180010836		<i>Received by: Syd Wayman</i>
<i>MS18-0010</i>	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			<i>Date Filed: 8/16/2018</i>
<i>GP18-0002</i>				<i>File #DP 18-3031</i>

INSTRUCTIONS ON REVERSE

Rezoning Application

Contra Costa County



Department of Conservation & Development
Community Development Division
30 Muir Rd., Martinez, Ca 94553
(925) 674-7200

No. RZ 18-03245

1. Legal Property Owner Name 3000 Del Hombre Holdings LLC
Street 5847 San Felipe, Suite 3600
City Houston, TX Zip 77057
Phone (713) 267-2100
2. Applicant other than legal property owner Name 3000 Del Hombre Holdings LLC
Street 156 Diablo Rd., Suite 220
City Danville, CA Zip 94526
Phone (925) 490-2990
3. Applicant must indicate permission of legal property owner to file this application for rezoning by having the legal property owner sign this application on Line 13.
4. Legal written description of property (attach to this application).
5. Property map (attach to this application): This map must be drawn to scale and must also indicate the adjoining property owners as well as the geographical vicinity of the property.
6. Acreage of property 2.37± AC (103,194 SF)
7. Existing land use district MV (Multiple-Family Residential, Very High) P-1, R-1S
8. Request change to MS (Multiple-Family Residential, Very High-Special) P-1
9. Existing use of property Vacant Land, Single Family Residence
10. Proposed use of property Multiple-Family Residential
11. Reason(s) why a change of land use district is requested Applicant requests increased density in order to add both market-rate and affordable housing stock next to transit (BART)
12. Date of application 08/16/2018
13. Owner Signature Kellen McColl
Firm The Hanover Company Title: Development Associate
14. Applicant Signature Kellen McColl
Firm The Hanover Company Title: Development Associate
15. Assessor's No. 148-170-042, 148-170-042, -037 Date filed 8/16/2018
148-170-001, 148-170-022 Filing Fee \$32,921.00
Zoning District R-1S Receipt No. 180010831
Census Tract 338203 By Syd Wayman
Atlas Page 2M: L-14

CT 3382.02

U-POR. 95LSM117-27-90 **U 7-90**
NOTE: Pkts 148-170-001, 002, 037, 041 & 0.
 OTH GP MFRHD 1983-ID
 per Jim Cutler
 12/13/89

Pleasant Hill
Bart DP04-3099
DP15-3001

NOTION

REDEVELOPMENT AGENCY STAFF MUST BE NOTIFIED OF ALL REDEMPTION PLAN, LAND USE, SUBDIVISION OR VARIANCE APPLICATIONS RECEIVED FOR ALL PARCELS ON THIS PAGE. 100'

100

R.H. BART

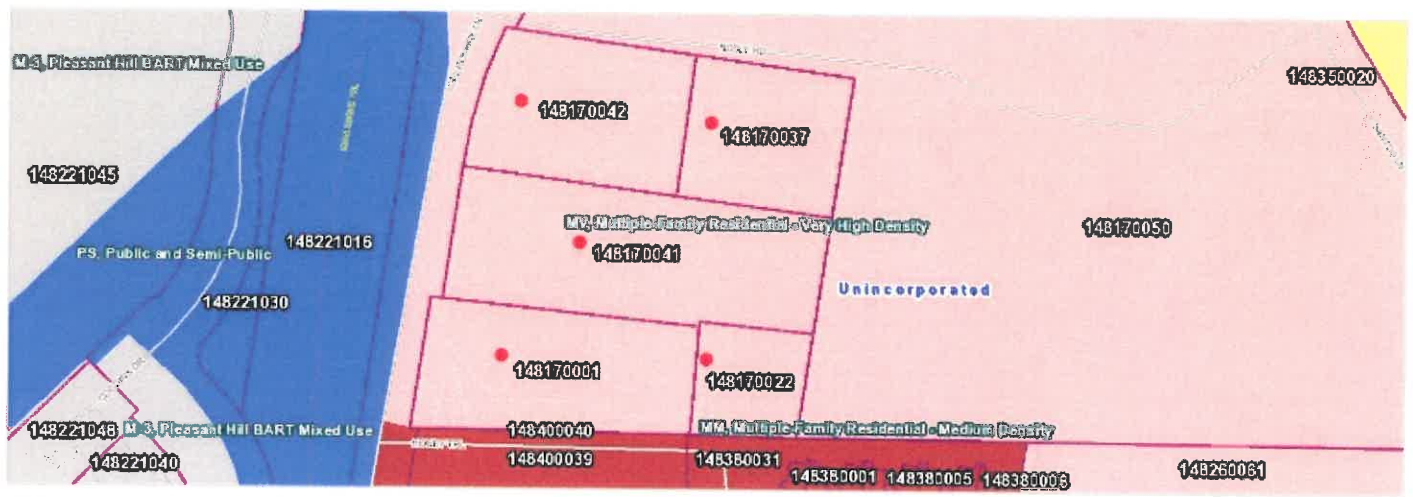
41-7:MN

**ASSESSOR'S MAP
BOOK 148 PAGE 17
A COSTA COUNTY, CALIF.
7-1-64**

26 DEC 20 1994

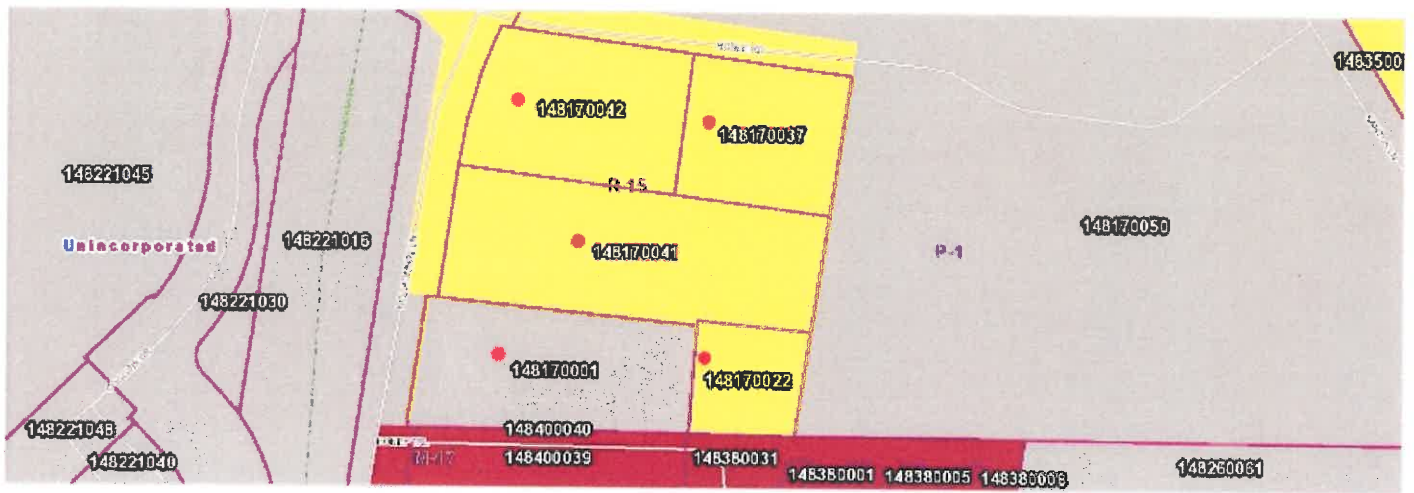
REVISED	CHANGE	BY
12-06-94	LLA PCL 50	MJ

General Plan: MV, Multi-Family Resid.-Very High De



© 2004-2014, Accela Inc. All Rights Reserved

Zoning: R-15 & P-1



© 2004-2014, Accela Inc. All Rights Reserved

Notes: Parcel 148-170-001 is P-1

Aerial View (2008)



© 2004-2014, Accela Inc. All Rights Reserved.

3070 DEL HOMBRE LN.,
ROAD
APPLICATION SUBMITTAL

REEK, CALIFORNIA
TH, 2018

ADDRESS:
OMBRE
REEK, CA 94597

EAM

OMBRE HOLDINGS, LLC
ROAD, SUITE 220
A 94526
-2990
COTT YODALL

ECTURE, INC.
O STREET
SCO, CA 94103
-0966
NATHAN ENNIS, AIA

EER

NIA ST., STE 600
SCO, CA 94111
7900
KE O'CONNELL

CH
DESIGN SERVICES
IDGE MALL, SUITE 345
I, CA 94588
1740
VE CROWFOOT

ARCHITECT

IPE, SUITE 3600
77057
100
TT SHEARER

PROJECT DESCRIPTION:

THE 2.4 GROSS-ACRE (2.37 NET-ACRE) PROJECT SITE IS A 5-PARCEL ASSEMBLAGE CONSISTING OF THREE VACANT LOTS AND TWO SINGLE FAMILY HOMES LOCATED ON THE SOUTHEAST CORNER OF DEL HOMBRE LANE AND ROBLE ROAD, ADJACENT TO THE PLEASANT HILL/CONTRA COSTA CENTRE BART TRANSIT VILLAGE.

THE PROPOSED PROJECT WILL HAVE UP TO 284 APARTMENTS (7% STUDIOS, 63% 1-BEDROOM AND 30% 2-BEDROOMS), INCLUDING 12 AFFORDABLE UNITS AT THE LOW OR VERY LOW INCOME LEVEL, IN A SIX-STORY PODIUM APARTMENT COMMUNITY, LOCATED WITHIN STEPS OF PLEASANT HILL BART STATION. THE PROJECT WILL INCLUDE 5 STORIES OF TYPE IIIA RESIDENTIAL OVER TWO LEVELS OF TYPE IA PARKING. THE LOWER LEVEL GARAGE (BASEMENT LEVEL) WILL BE EXCAVATED TO 10'-0" BELOW GRADE AND CONTAIN 221 PARKING SPACES, STORAGE, MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS. LEVEL 1 (GROUND FLOOR) WILL HAVE 159 PARKING SPACES WRAPPED WITH APARTMENT UNITS ALONG ROBLE ROAD AND DEL HOMBRE LANE. THESE UNITS WILL BE LOCATED 4' ABOVE GRADE WITH STOOPS TO PROVIDE DIRECT STREET ACCESS. THE CORNER OF DEL HOMBRE LANE AND HONEY TRAIL, TO PROVIDE CONVENIENT PEDESTRIAN ACCESS TO THE PLEASANT HILL BART STATION, IRON HORSE TRAIL, AND NEARBY RETAIL.

UNIT MIX	COUNT	AVG. NRSF	MIX
STUDIO	21	579	7%
1X1	178	735	63%
2X2	85	1,155	30%
	284		100%
AVG. UNIT SIZE	863		
TOTAL NRSF	245,000		

VEHICLE PARKING SUMMARY

PROVIDED	FLOOR B1	FLOOR 1
STANDARD	144	85
COMPACT	53	47
TANDEM	12	19
ACCESSIBLE (2%)	4	4
ELECTRIC VEHICLE (3%)	8	4
SUBTOTAL	221	159

TOTAL REQUIRED	369
TOTAL PROVIDED	380
RATIO PROVIDED (PER UNIT)	1.33

PARKING IS PROVIDED PER THE PARKING REQUIREMENTS OF SENATE BILL 1818, CHAPTER 928 SECTION 65915.P(1), WHICH STATES:

UPON THE REQUEST OF THE DEVELOPER, NO CITY, COUNTY, OR CITY AND COUNTY SHALL REQUIRE A VEHICULAR PARKING RATIO, INCLUSIVE OF HANDICAPPED AND GUEST PARKING, OF A DEVELOPMENT MEETING THE CRITERIA OF SUBDIVISION (B), THAT EXCEEDS THE FOLLOWING RATIOS:
(A) ZERO TO ONE BEDROOMS: ONE ONSITE PARKING SPACE.
(B) TWO TO THREE BEDROOMS: TWO ONSITE PARKING SPACES.

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A.0.03 SITE CONTEXT

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A.1.02 FLOOR 2 PLAN
A.1.03 FLOOR 3 PLAN
A.1.04 FLOOR 4 PLAN
A.1.05 FLOOR 5 PLAN
A.1.06 FLOOR 6 PLAN
A.1.07 ROOF PLAN

A.3.0 BUILDING SECTIONS
A3.01 BUILDING ELEVATION
A3.02 BUILDING ELEVATION

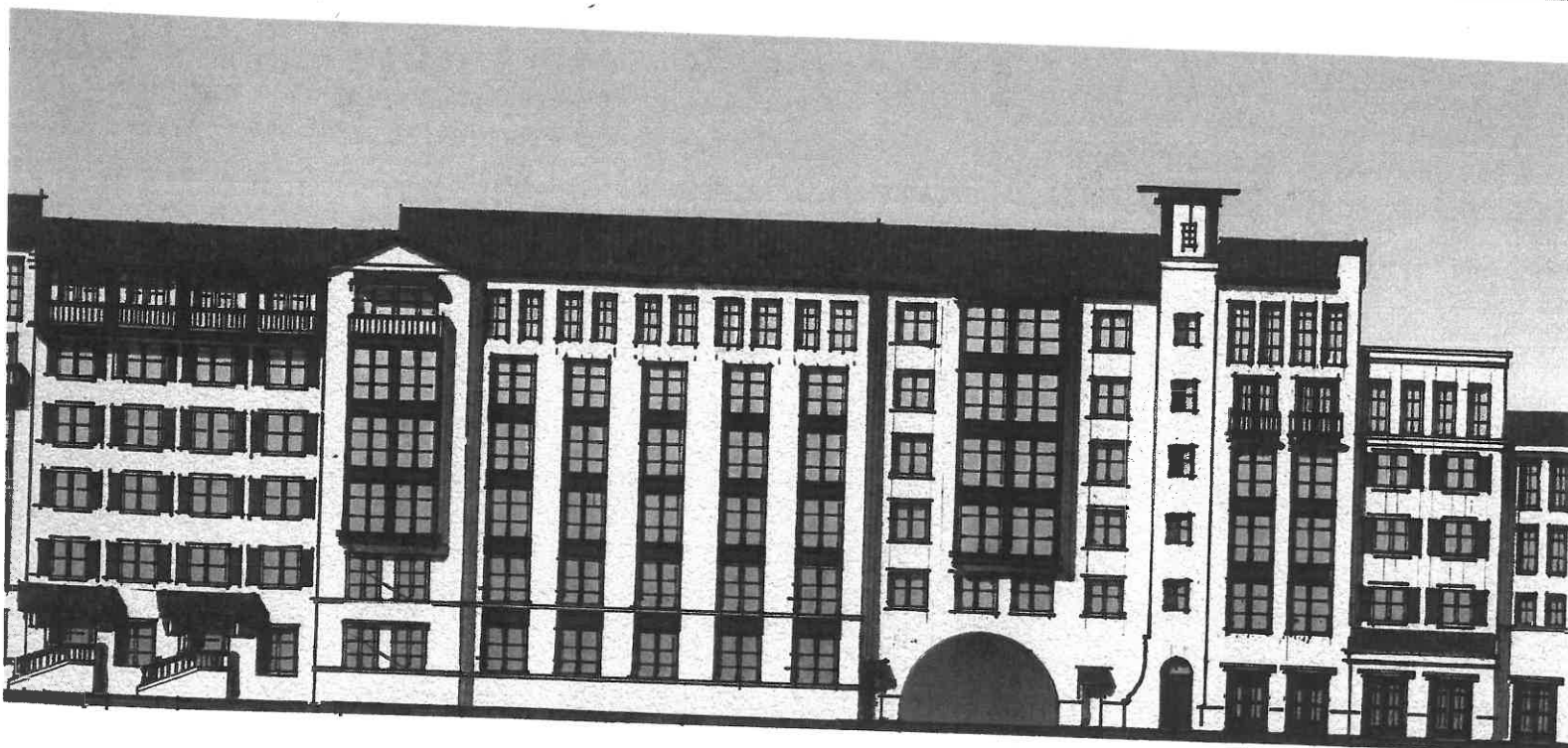
A4.0 UNIT PLANS
A5.0 MATERIALS BOARD

CIVIL

C.1.0 TITLE SHEET
C.1.1 LEGAL DESCRIPTION / EXCEPTIONS
C.2.0 BOUNDARY SURVEY
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C.2.2 PRELIMINARY TREE DI
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C.4.0 DEL HOMBRE STREET
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C.6.0 PRELIMINARY UTILITY
C.7.0 PRELIMINARY STORM
CONTROL PLAN

LANDSCAPE

L 1.0 GROUND FLOOR SITE P
L1.01 POOL DECK PLAN
L1.02 ROOF DECK PLAN
L1.03 LANDSCAPE IMAGERY I



3010 THRU 3070 DEL HOMBRE LN, 112 ROBLE ROAD
PLANNING SUBMITTAL

WALNUT CREEK, CALIFORNIA
AUGUST 16TH, 2018

CONTRA COSTA

2018 AUG 16 PM12:07

APPLICATION & PERMIT CENTER

DP18-3031

PZ18-3245

MS18-0010

GP18-0002





SITE LOCATION

3010 THRU 3070 DEL HOMBRE LN.,
112 ROBLE ROAD
PLANNING APPLICATION SUBMITTAL

WALNUT CREEK, CALIFORNIA
AUGUST 16TH, 2018

PROJECT ADDRESS:
3050 DEL HOMBRE
WALNUT CREEK, CA 94597

PROJECT TEAM

APPLICANT
3000 DEL HOMBRE HOLDINGS, LLC
156 DIABLO ROAD, SUITE 220
DANVILLE, CA 94526
TEL: 925-490-2990
CONTACT: SCOTT YODALL

ARCHITECT
BDE ARCHITECTURE, INC.
950 HOWARD STREET
SAN FRANCISCO, CA 94103
TEL: 415-677-0966
CONTACT: JONATHAN ENNIS, AIA

CIVIL ENGINEER
BKF
150 CALIFORNIA ST., STE 600
SAN FRANCISCO, CA 94111
TEL: 415-930-7900
CONTACT: MIKE O'CONNELL

JOINT TRENCH
GIACALONE DESIGN SERVICES
5820 STONERIDGE MALL, SUITE 345
PLEASANTON, CA 94588
TEL: 925-467-1740
CONTACT: DAVE CROWFOOT

LANDSCAPE ARCHITECT
GWH
5847 SAN FELIPE, SUITE 3600
HOUSTON, TX 77057
TEL: 713-267-2100
CONTACT: MATT SHEARER

PROJECT DESCRIPTION:

THE 2.4 GROSS-ACRE (2.37 NET-ACRE) PROJECT SITE IS A 5-PARCEL ASSEMBLAGE CONSISTING OF THREE VACANT LOTS AND TWO SINGLE FAMILY HOMES LOCATED ON THE SOUTHEAST CORNER OF DEL HOMBRE LANE AND ROBLE ROAD, ADJACENT TO THE PLEASANT HILL/CONTRA COSTA CENTRE BART TRANSIT VILLAGE.

THE PROPOSED PROJECT WILL HAVE UP TO 284 APARTMENTS (7% STUDIOS, 63% 1-BEDROOM AND 30% 2-BEDROOMS), INCLUDING 12 AFFORDABLE UNITS AT THE LOW OR VERY LOW INCOME LEVEL, IN A SIX-STORY PODIUM APARTMENT COMMUNITY, LOCATED WITHIN STEPS OF PLEASANT HILL BART STATION. THE PROJECT WILL INCLUDE 5 STORIES OF TYPE IIIA RESIDENTIAL OVER TWO LEVELS OF TYPE IA PARKING. THE LOWER LEVEL GARAGE (BASEMENT LEVEL) WILL BE EXCAVATED TO 10'-0" BELOW GRADE AND CONTAIN 221 PARKING SPACES, STORAGE, MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS. LEVEL 1 (GROUND FLOOR) WILL HAVE 159 PARKING SPACES WRAPPED WITH APARTMENT UNITS ALONG ROBLE ROAD AND DEL HOMBRE LANE. THESE UNITS WILL BE LOCATED 4' ABOVE GRADE WITH STOOPS TO PROVIDE DIRECT STREET ACCESS. THE LEASING OFFICE AND RESIDENT AMENITY SPACE IS LOCATED ON LEVEL 1 AT THE SOUTHWEST CORNER OF DEL HOMBRE LANE AND HONEY TRAIL, TO PROVIDE CONVENIENT PEDESTRIAN ACCESS TO THE PLEASANT HILL BART STATION, IRON HORSE TRAIL, AND NEARBY RETAIL.

UNIT MIX	COUNT	AVG. NRSF	MIX
STUDIO	21	579	7%
1X1	178	735	63%
2X2	85	1,155	30%
	284		100%
AVG. UNIT SIZE	863		
TOTAL NRSF	245,000		

VEHICLE PARKING SUMMARY		
PROVIDED	FLOOR B1	FLOOR 1
STANDARD	144	85
COMPACT	53	47
TANDEM	12	19
ACCESSIBLE (2%)	4	4
ELECTRIC VEHICLE (3%)	8	4
SUBTOTAL	221	159

TOTAL REQUIRED	369
TOTAL PROVIDED	380
RATIO PROVIDED (PER UNIT)	1.33

PARKING IS PROVIDED PER THE PARKING REQUIREMENTS OF SENATE BILL 1818, CHAPTER 928 SECTION 65915.P(1), WHICH STATES:
UPON THE REQUEST OF THE DEVELOPER, NO CITY, COUNTY, OR CITY AND COUNTY SHALL REQUIRE A VEHICULAR PARKING RATIO, INCLUSIVE OF HANDICAPPED AND GUEST PARKING, OF A DEVELOPMENT MEETING THE CRITERIA OF SUBDIVISION (B), THAT EXCEEDS THE FOLLOWING RATIOS:
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- A3.01 BUILDING ELEVATIONS
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- A4.0 UNIT PLANS
- A5.0 MATERIALS BOARD

CIVIL

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- C2.2 PRELIMINARY TREE DISPOSITION PLAN
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- C5.0 PRELIMINARY GRADING PLAN
- C6.0 PRELIMINARY UTILITY PLAN
- C7.0 PRELIMINARY STORMWATER CONTROL PLAN

LANDSCAPE

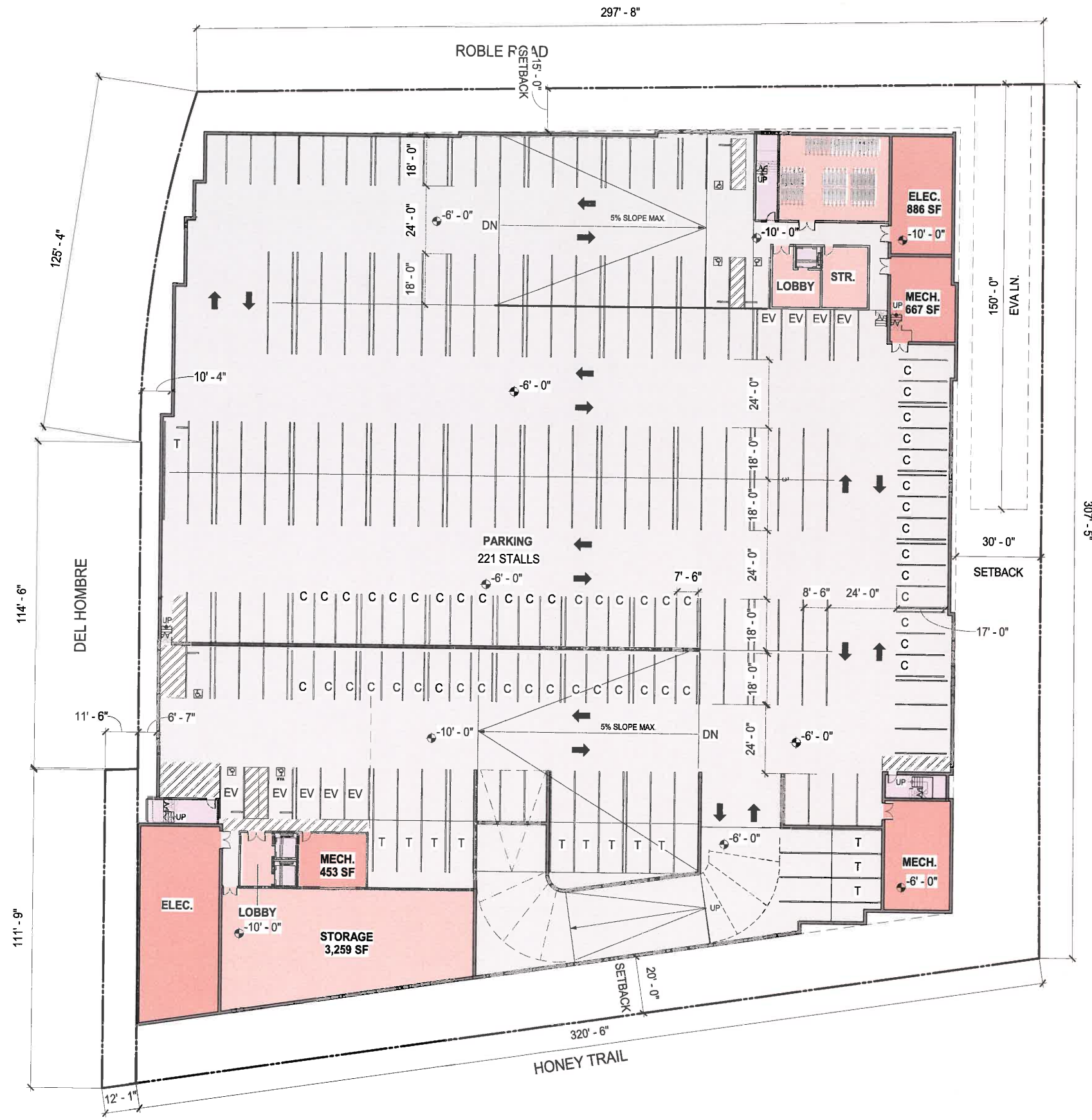
- L1.0 GROUND FLOOR SITE PLAN
- L1.01 POOL DECK PLAN
- L1.02 ROOF DECK PLAN
- L1.03 LANDSCAPE IMAGERY BOARD



DEL HOMBRE ELEVATION

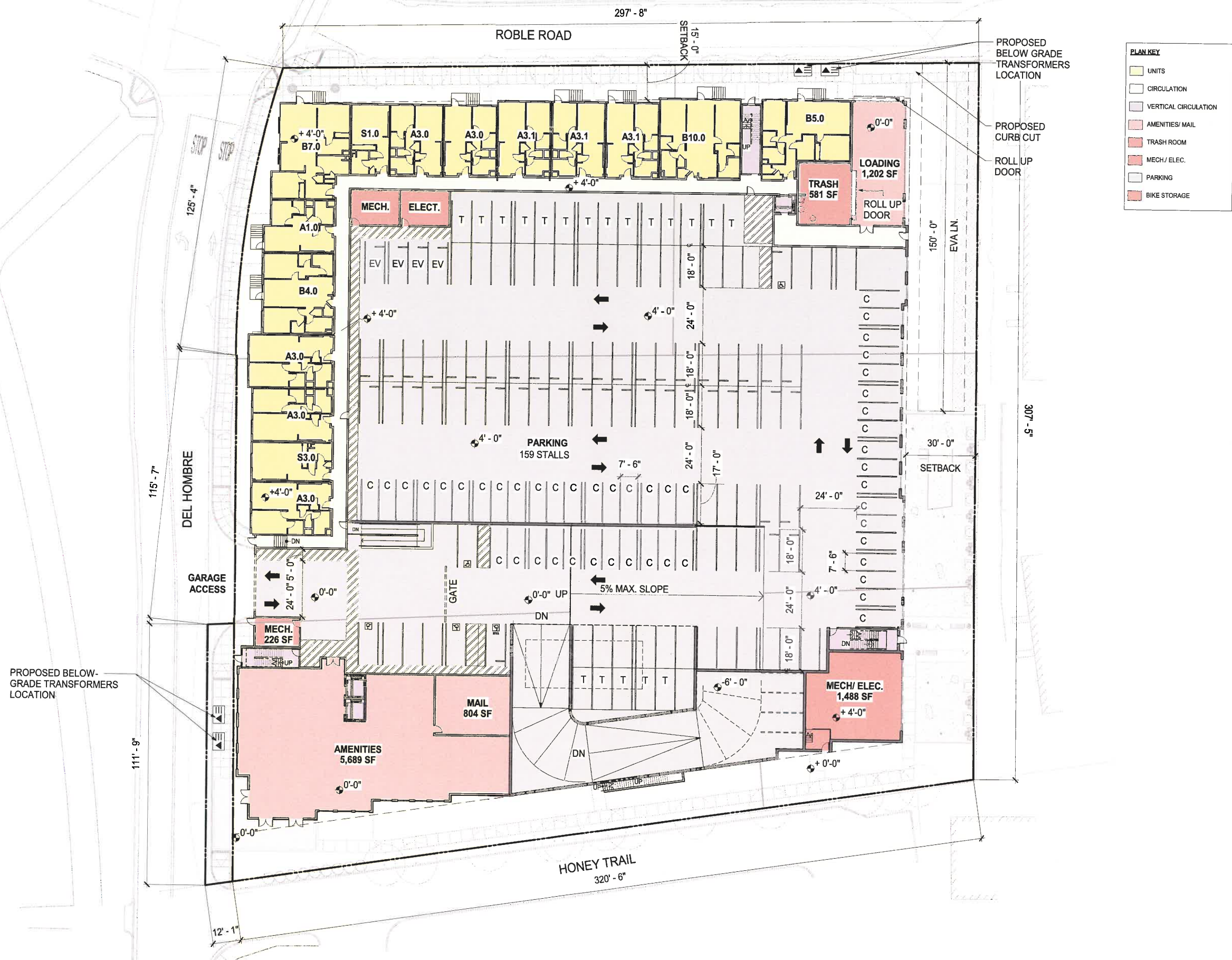






PLAN KEY

[Yellow Box]	UNITS
[White Box]	CIRCULATION
[Light Blue Box]	VERTICAL CIRCULATION
[Pink Box]	AMENITIES/ MAIL
[Red Box]	TRASH ROOM
[Dark Red Box]	MECH./ ELEC.
[Light Blue Box]	PARKING
[Dark Blue Box]	BIKE STORAGE



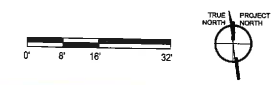


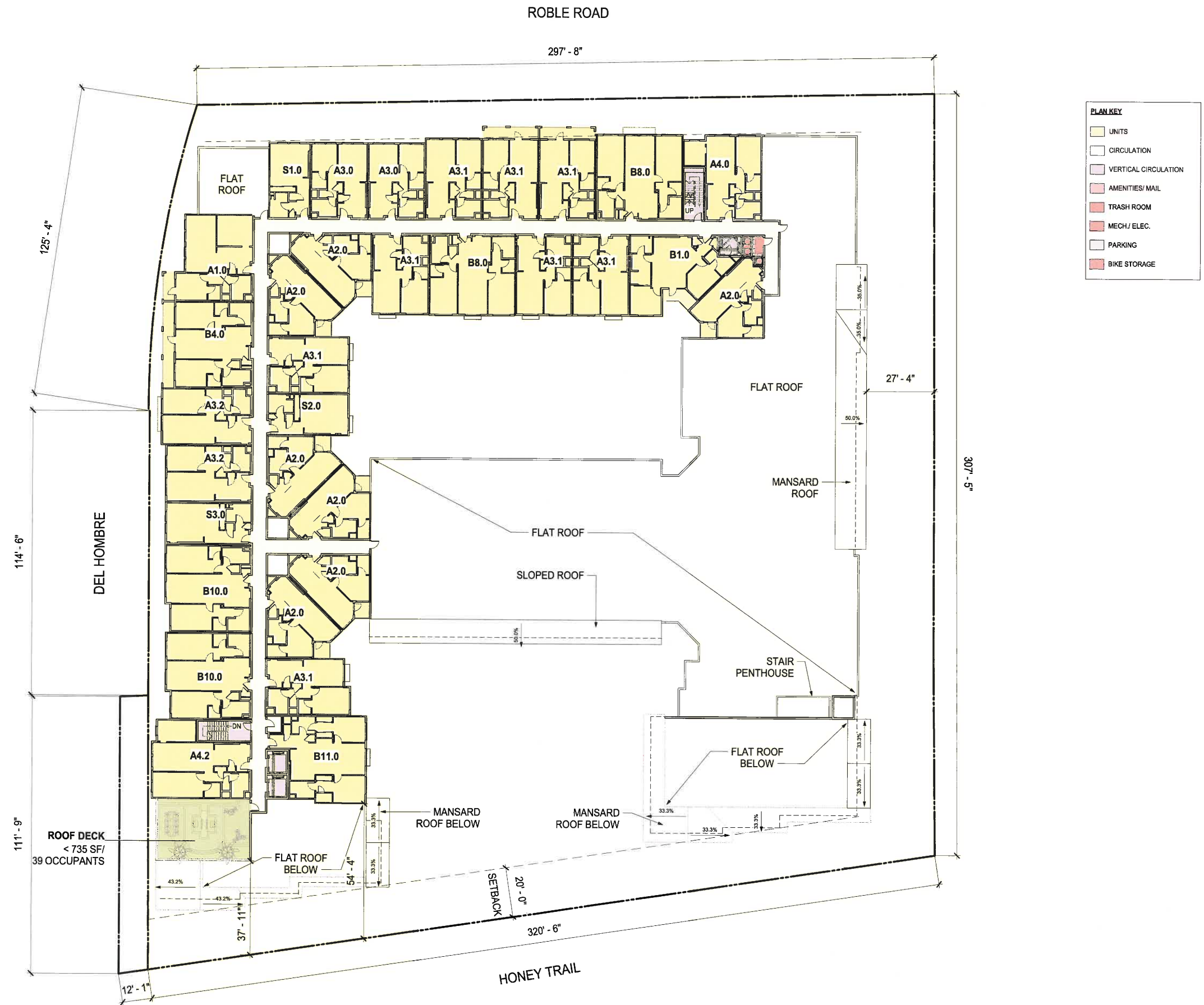


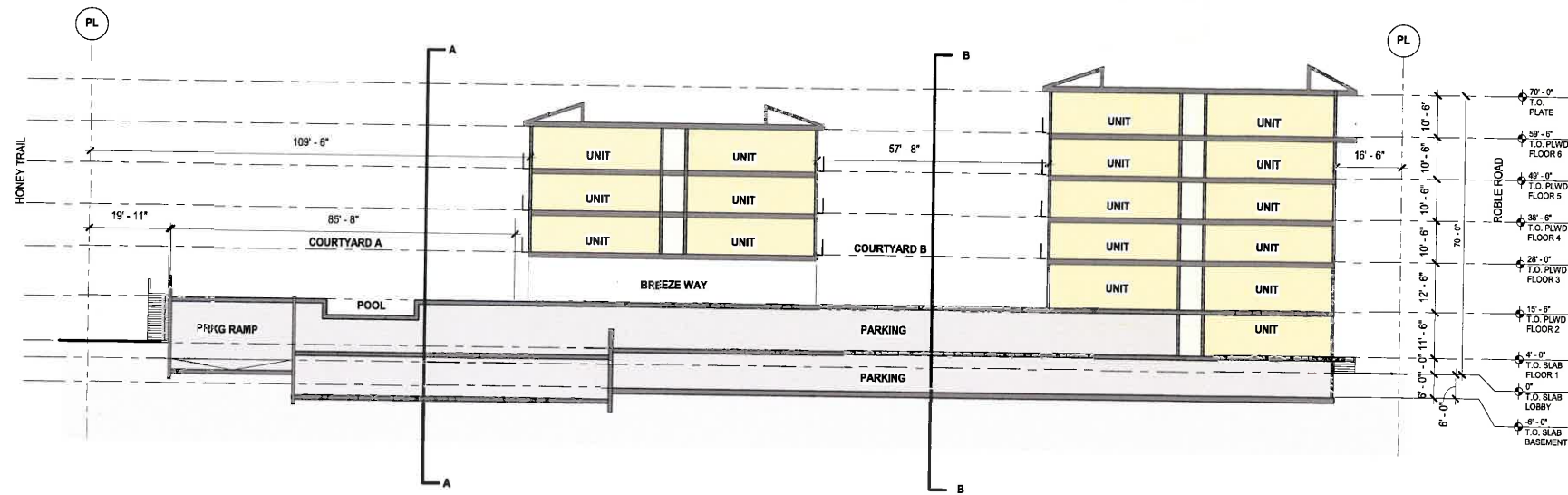


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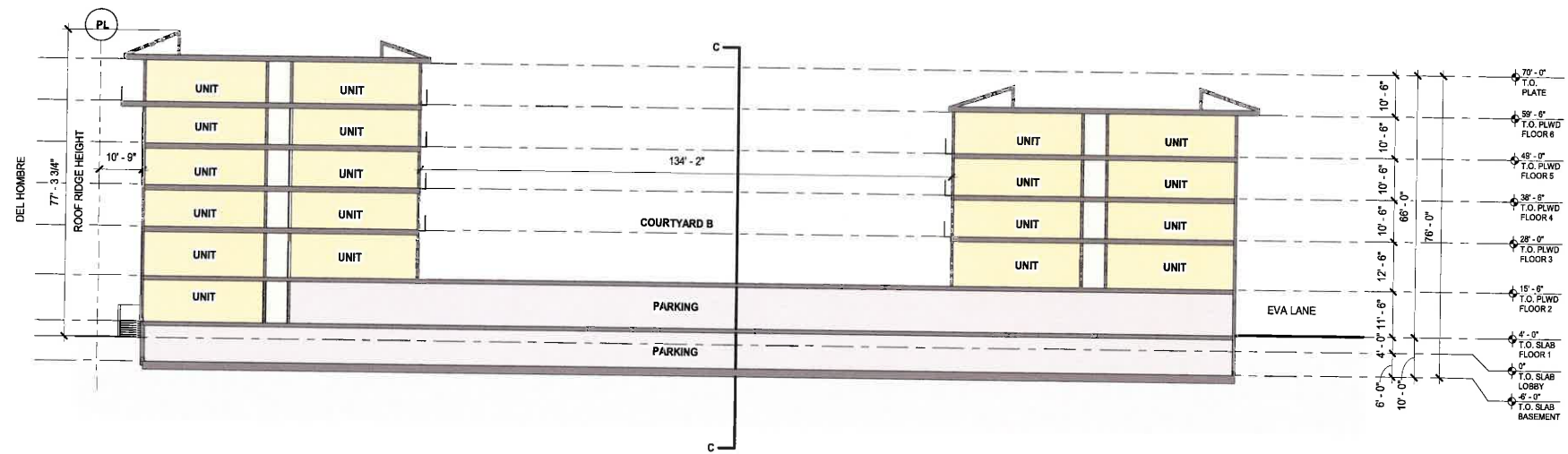
UNITS
CIRCULATION
VERTICAL CIRCULATION
AMENITIES/ MAIL
TRASH ROOM
MECH/ ELEC.
PARKING
BIKE STORAGE



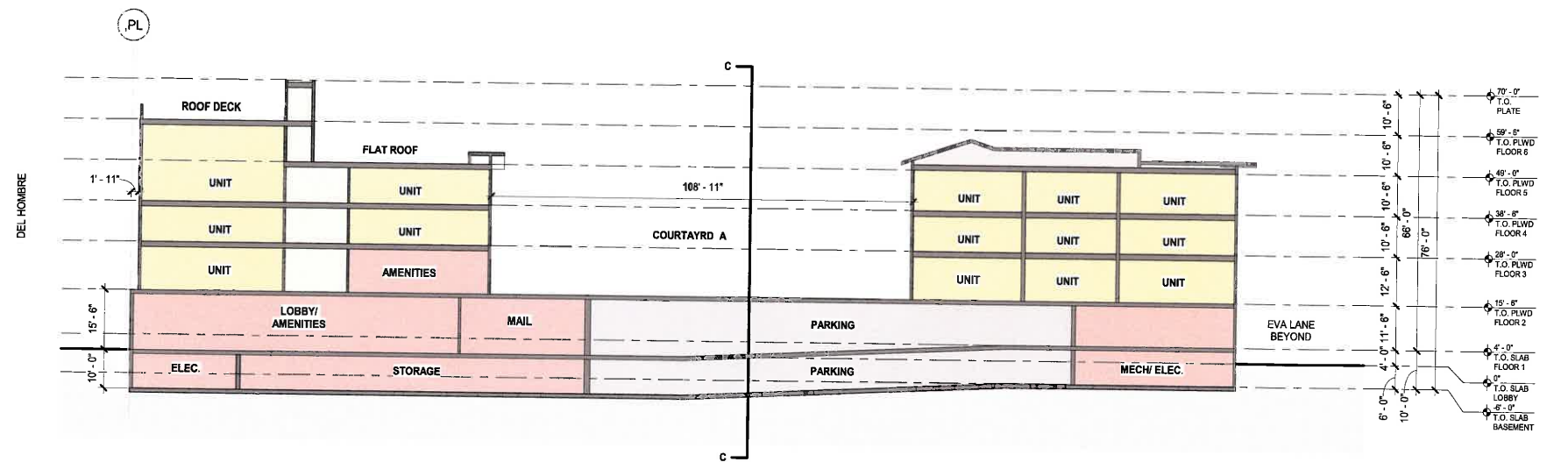




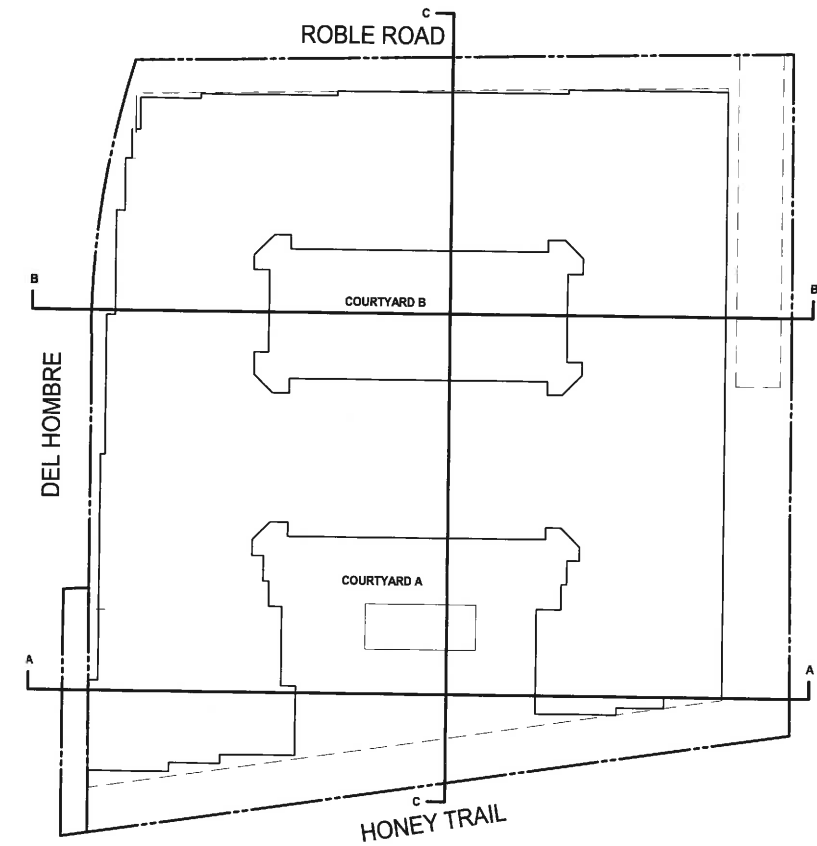
Section C-C 4
1/16" = 1'-0"



SECTION B-B 3
1/16" = 1'-0"



SECTION A-A 2
1/16" = 1'-0"



KEY PLAN 1
1/32" = 1'-0"

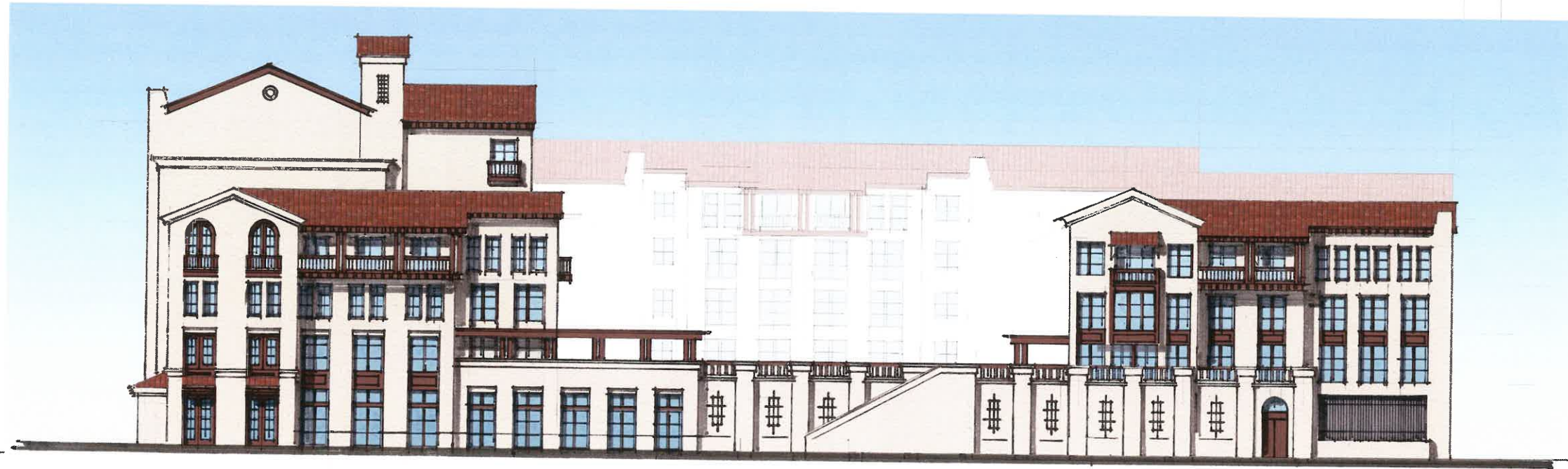


NORTH ELEVATION



WEST ELEVATION

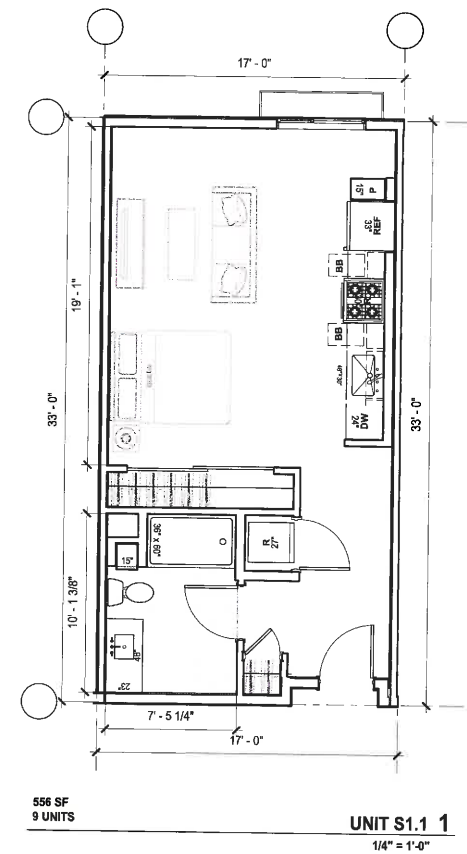
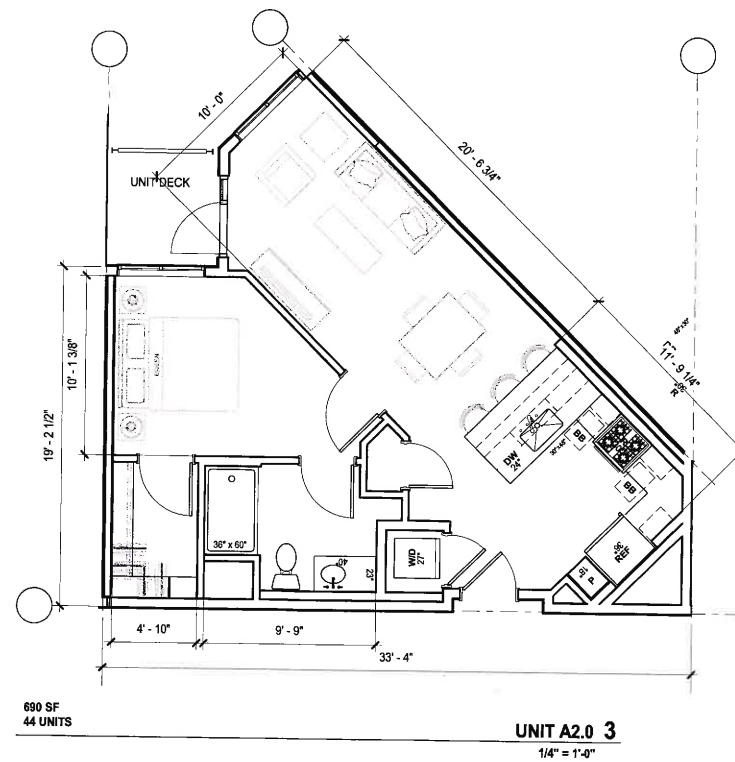
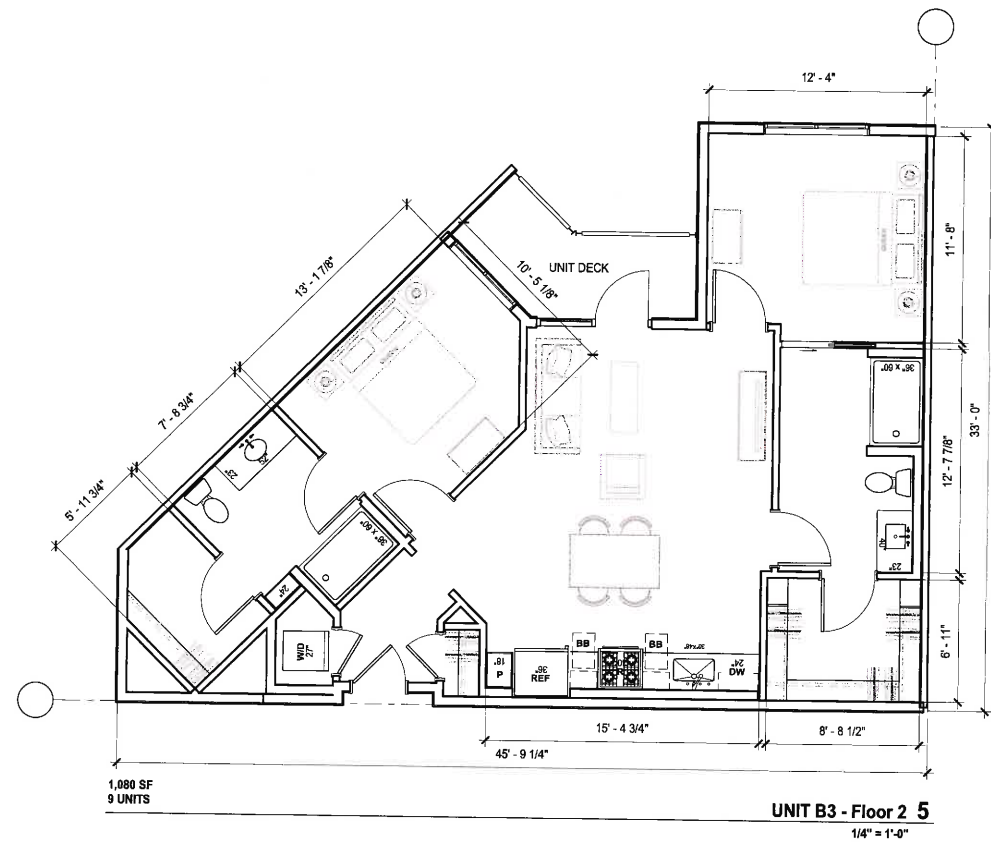
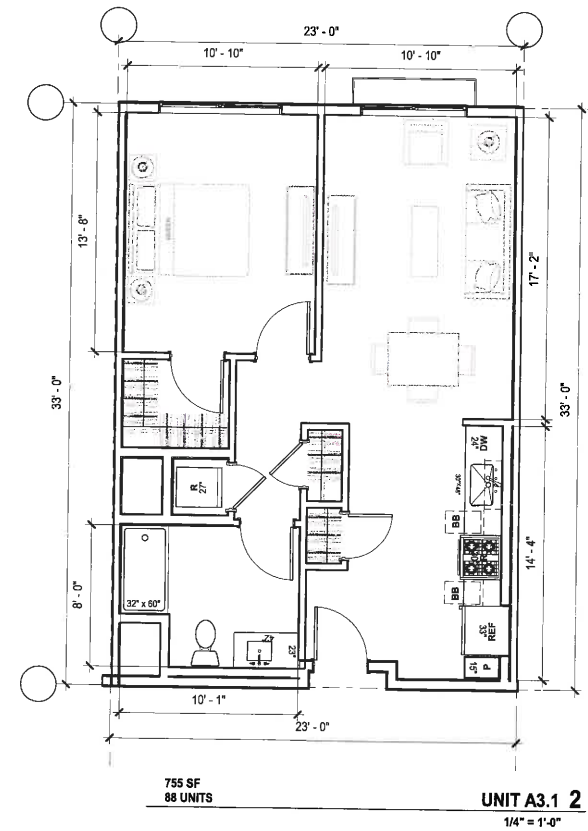
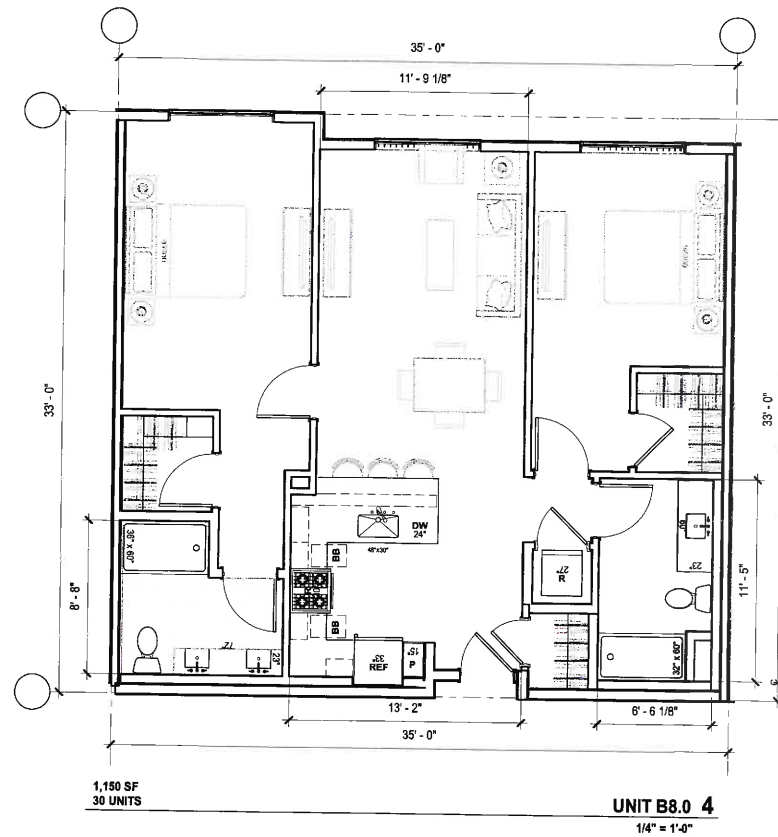




SOUTH ELEVATION



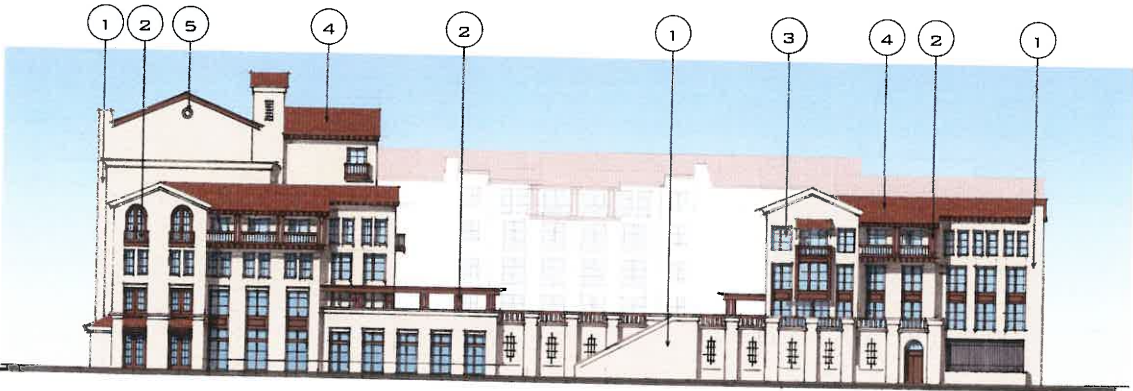
EAST ELEVATION



MATERIAL BOARD



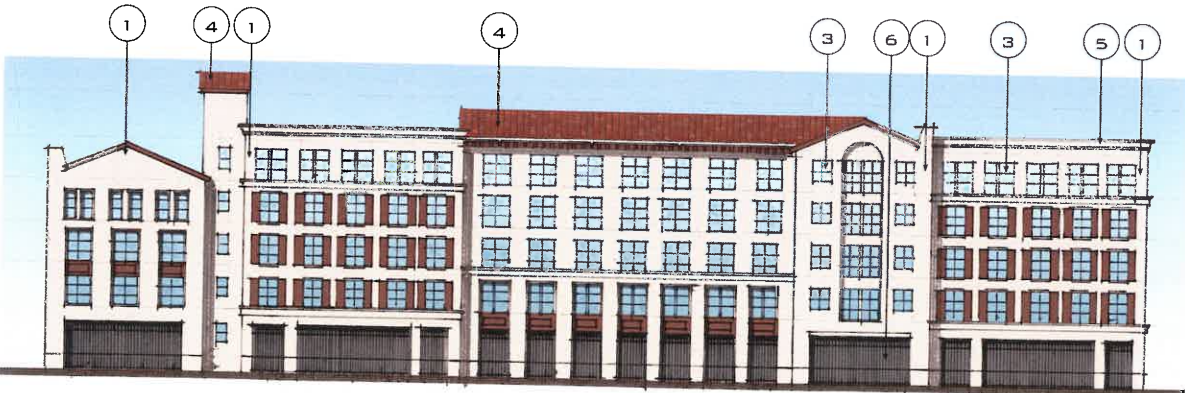
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



1 CEMENT PLASTER



2 WOOD



3 VINYL WINDOWS



4 MONACO ROOF TILE



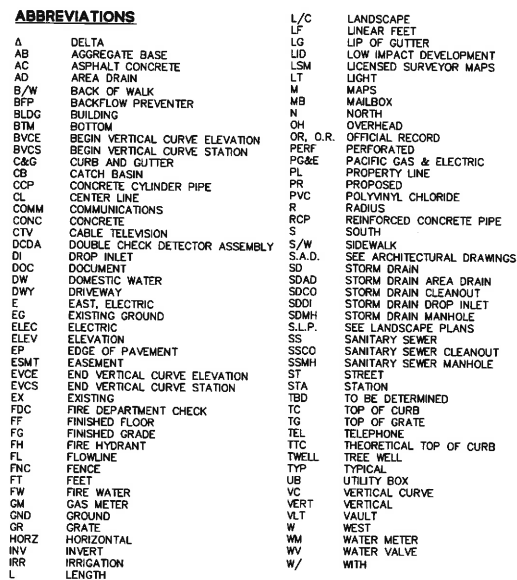
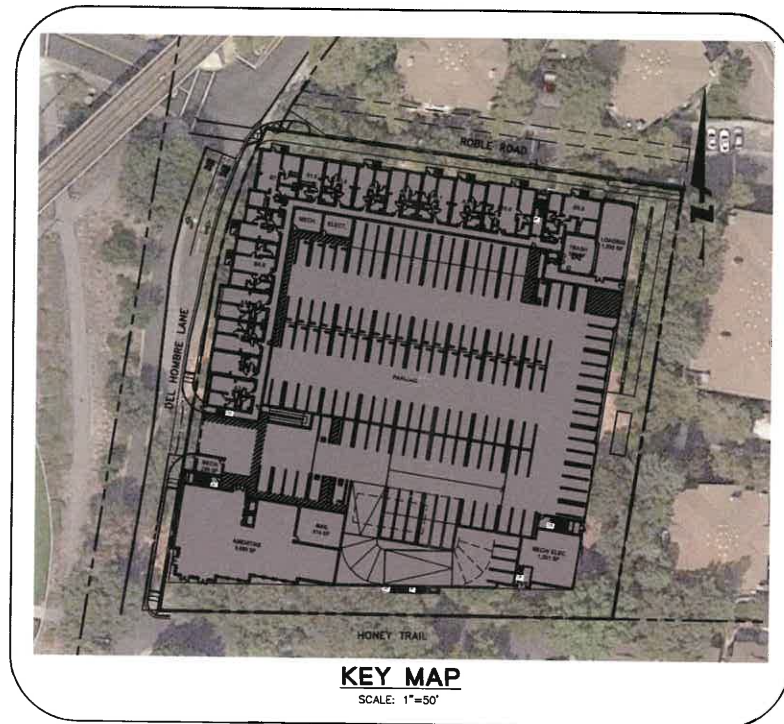
5 FOAM TRIM



6 METAL GRILLE

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BASIS OF BEARINGS























































THE BEARING OF SOUTH 04°35'49" WEST BETWEEN FOUND MONUMENTS, SHOWN HEREON, SAID BEARING BEING CALCULATED FROM THAT RECORD OF SURVEY, RS 2330, FILED JUNE 3, 1998 IN BOOK 113 OF LICENSED SURVEYOR MAPS AT PAGE 46, CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK
THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND CITY OF WALNUT CREEK BENCHMARK, NUMBER 3686, BEING A STANDARD BRASS DISK ON THE NORTH EDGE OF SIDEWALK AT THE SOUTHEAST CORNER OF THE TREAT BOULEVARD PEDESTRIAN BRIDGE. ELEVATION 98.47 FEET (DATUM = NGVD 29).

UTILITY NOTE:
THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

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C.7.0	PRELIMINARY STORMWATER CONTROL PLAN

SYMBOLS & LEGEND

PROPOSED	EXISTING	
		IRON PIPE (AS NOTED)
		MONUMENT IN HAND HOLE (AS NOTED)
		VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		WET STANDPIPE
		METER
		BPP
		SIGN
		LIGHT POLE
		GUY ANCHOR
		UTILITY POLE
		TREE
		PROPERTY LINE
		EASEMENT
		FENCE
		CONCRETE
		STORM DRAIN (SDR 35 PVC)
		SANITARY SEWER (SDR 35 PVC)
		WATER MAIN (C900 PVC)
		GAS LINE
		JOINT TRENCH
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN MANHOLE
		STORM DRAIN AREA DRAIN

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

MCM 8.16.2018
MICHAEL A. O'CONNELL, P.E. DATE
PROJECT MANAGER
BKF ENGINEERS

DEL HOMBRE APARTMENTS - 3050 DEL HOMBRE LANE
VESTING TENTATIVE PARCEL MAP
TITLE SHEET



Revisions:

No.

Date 8/16/18

C.1.0

11-11-11

LANDS OF

RECO INVESTORS LLC, DUNCAN, CENTRAL REALTY INC., KHOLER TRUST ET AL, AND MCKEEN
AS DESCRIBED IN THE PRELIMINARY TITLE REPORTS, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE/ORDER NUMBERS: (SEE MAP REFERENCE NOTES, THIS SHEET)

MAP REFERENCE NOTES:

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
601 TRAVIS, SUITE 2875
HOUSTON, TX 77002

TITLE/ORDER NO.: PRELIMINARY TITLE REPORT 1 (PTR 1), NCS-865423-1-HOU1
PRELIMINARY TITLE REPORT 2 (PTR 2), NCS-865423-2-HOU1
PRELIMINARY TITLE REPORT 3 (PTR 3), NCS-865423-3-HOU1
PRELIMINARY TITLE REPORT 4 (PTR 4), NCS-865423-4-HOU1
PRELIMINARY TITLE REPORT 5 (PTR 5), NCS-865423-5-HOU1

REPORT DATES: (PTR 1) AUGUST 15, 2017
(PTR 2) AUGUST 15, 2017
(PTR 3) MARCH 21, 2018
(PTR 4) MARCH 21, 2018
(PTR 5) AUGUST 15, 2017

NATURE OF TITLE: (PTR 1, PTR 4, PTR 5) A FEE
(PTR 2) FEE SIMPLE AS TO PARCEL ONE, AN EASEMENT AS TO PARCELS TWO, THREE AND FOUR
(PTR 3, PTR 4) FEE SIMPLE
(PTR 5) FEE SIMPLE AS TO PARCEL ONE, AN EASEMENT AS TO PARCEL TWO.

TITLE VESTED IN: (PTR 1) RECO INVESTORS, LLC
(PTR 2) JUDITH R. DUNCAN AND CHARLES P. DUNCAN, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH THE RIGHT OF SURVIVORSHIP
(PTR 3) 3000 DEL HOMBRE HOLDINGS LLC, A DELAWARE CORPORATION
(PTR 4) HAIGUSHI HEIDI KOHLER, TRUSTEE OF THE HAIGUSHI HEIDI KOHLER TRUST DATED SEPTEMBER 29, 1999, AS TO AN UNDIVIDED ONE-HALF INTEREST AND CHRISTINA M. KOHLER AS TO AN UNDIVIDED ONE-HALF INTEREST
(PTR 5) TOSHIKO MCKEEN AND BENJAMIN F. MCKEEN, WIFE AND HUSBAND AS JOINT TENANTS

A.P.N.: (PTR 1) 148-170-042-3
(PTR 2) 148-170-037-3
(PTR 3) 148-170-041-5
(PTR 4) 148-170-001-9
(PTR 5) 148-170-022-5

PROPERTY ADDRESS: (PTR 1) 3070 DEL HOMBRE LANE, WALNUT CREEK, CA
(PTR 2) 112 ROBLE ROAD, WALNUT CREEK, CA
(PTR 3) 3050 DEL HOMBRE LANE, UNINCORPORATED AREA, COUNTY OF CONTRA COSTA, CA
(PTR 4) 3010 DEL HOMBRE LANE, WALNUT CREEK, CA
(PTR 5) 3018 DEL HOMBRE LANE, UNINCORPORATED AREA, COUNTY OF CONTRA COSTA, CA

AREA: (PTR 1) 22,593 SQUARE FEET ±
(PTR 2) 16,252 SQUARE FEET ±
(PTR 3) 30,055 SQUARE FEET ±
(PTR 4) 23,405 SQUARE FEET ±
(PTR 5) 8,216 SQUARE FEET ±
TOTAL: 104,532 SQUARE FEET ± OR 2.400 ACRES ±

FLOOD ZONE RATING: THE SUBJECT PROPERTIES APPEAR ON F.I.R.M. MAP NO. 06013C0291F, EFFECTIVE DATE JUNE 16, 2009, AND LIES WITHIN ZONE "X", DESCRIBED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING: NO REPORT WAS PROVIDED TO THE SURVEYOR.

LEGAL DESCRIPTIONS:

PTR 1 (ORDER NUMBER: NCS-865423-1-HOU1)

REAL PROPERTY IN THE UNINCORPORATED AREA, OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF THE RANCHO LAS JUNTAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A 40 FEET ROAD, DISTANT SOUTH 7° 10' WEST 85 FEET FROM THE NORTHWEST CORNER OF THE 11.18 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM WM. C. CLARK, TO C. O. BISSELL, ET UX, DATED OCTOBER 14, 1916, AND RECORDED OCTOBER 17, 1916, IN VOLUME 279 OF DEEDS AT PAGE 101; THENCE FROM SAID POINT OF BEGINNING SOUTH 10° WEST ALONG THE CENTER LINE OF SAID ROAD 125 FEET, THENCE SOUTH 83° 45' EAST 348.48 FEET; THENCE NORTH 7° 10' EAST 125 FEET; THENCE NORTH 83° 45' WEST 348.48 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

- 1) THAT PARCEL OF LAND IN THE DEED FROM LAWRENCE P. LARSEN, ET UX, TO JAMES R. BLEDSOE, ET UX, RECORDED OCTOBER 8, 1963, IN VOLUME 4466 OF OFFICIAL RECORDS, PAGE 186.

- 2) THAT PARCEL OF LAND IN THE DEED FROM LAWRENCE P. LARSEN, ET UX, TO SAN FRANCISCO BAY RAPID TRANSIT DISTRICT, RECORDED AUGUST 16, 1965, IN VOLUME 4932 OF OFFICIAL RECORDS, PAGE 59.

APN: 148-170-042-3

PTR 2 (ORDER NUMBER: NCS-8651423-5-HOU1)

REAL PROPERTY IN THE CITY OF WALNUT CREEK, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PORTION OF THE RANCHO LAS JUNTAS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO LAWRENCE P. LARSEN, ET UX, RECORDED JULY 06, 1918, IN BOOK 463 OF OFFICIAL RECORDS, PAGE 409, DISTANT THEREON NORTH 83° 45' WEST, 130 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING ALONG THE PARALLEL WITH AND 20 FEET NORTHWEST CORNER OF SAID LARSEN PARCEL, AS FOLLOWS: SOUTH 83° 45' EAST, 130 FEET; SOUTH 7° 10' WEST 125 FEET AND NORTH 83° 45' WEST, 130 FEET TO A POINT WHICH BEARS SOUTH 7° 10' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 7° 10' EAST, 125 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A RIGHT OF WAY (NOT TO BE EXCLUSIVE) AS AN APPURTENANCE TO PARCEL ONE ABOVE FOR USE AS A ROADWAY FOR VEHICLES OF ALL KINDS, PEDESTRIANS AND ANIMALS AND AS A RIGHT OF WAY FOR WATER, GAS, OIL AND SEWER PIPE LINES AND FOR TELEPHONE.

ELECTRIC LIGHT AND POWER LINES, TOGETHER WITH THE NECESSARY POLES OR UNDERGROUND CONDUITS TO CARRY SAID LINES OVER AND UNDER A STRIP OF LAND 20 FEET IN WIDTH, THE NORTH LINE OF WHICH IS PARALLEL WITH AND 20 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTH LINE THEREOF AND WHICH SOUTH LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED AS PARCEL ONE IN THE DEED FROM NORMAN M. FORCE, ET UX, TO ALEXANDER PAUL BUCHERT, ET UX, DATED MAY 05, 1959, RECORDED JUNE 05, 1959, IN BOOK 3387 OF OFFICIAL RECORDS, PAGE 296; THENCE FROM SAID POINT OF BEGINNING SOUTH 83° 45' EAST ALONG THE SOUTH LINE OF SAID BUCHERT PARCEL (3387 OR 296) 104.66 FEET TO THE WEST LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL ONE IN THE DEED FROM RUTH A. WRIGHT TO JOSEPH J. KIRBY, ET UX, DATED AUGUST 31, 1956, RECORDED SEPTEMBER 24, 1956, IN BOOK 2848 OF OFFICIAL RECORDS, PAGE 296.

PARCEL THREE:

A RIGHT OF WAY (NOT TO BE EXCLUSIVE) AS AN APPURTENANCE TO PARCEL ONE ABOVE FOR USE AS A ROADWAY FOR VEHICLES OF ALL KINDS, PEDESTRIANS AND ANIMALS, AND AS A RIGHT OF WAY FOR WATER, GAS, OIL AND SEWER PIPE LINES AND FOR TELEPHONE.

ELECTRIC LIGHT AND POWER LINES, TOGETHER WITH THE NECESSARY POLES OR UNDERGROUND CONDUITS TO CARRY SAID LINES OVER AND UNDER A STRIP OF LAND 20 FEET IN WIDTH THE NORTH LINE OF WHICH IS PARALLEL WITH AND 20 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTH LINE THEREOF AND WHICH SOUTH LINE IS THE ENTIRE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM JACK D. PAULSON, ET AL, TO CORRELL M. JULIAN, ET UX, DATED AUGUST 31, 1950, RECORDED SEPTEMBER 22, 1950, IN BOOK 1637 OF OFFICIAL RECORDS, PAGE 358.

PARCEL FOUR

AN EASEMENT FOR RIGHT OF WAY AND WALL MAINTENANCE AND INCIDENTS THERETO AND DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT AND WALL MAINTENANCE AGREEMENT BY AND BETWEEN RELIANCE DEVELOPMENT GROUP AND C. P. DUNCAN AND JUDITH DUNCAN RECORDED OCTOBER 22, 1993 INSTRUMENT NO. 93-298148, BEING FURTHER DESCRIBED AS FOLLOWS: A RIGHT OF WAY (NOT TO BE EXCLUSIVE) AS AN APPURTENANCE TO PARCEL 1 FOR THE USE AS A ROADWAY FOR INGRESS AND EGRESS ONLY FOR VEHICLES OF ALL KINDS, PEDESTRIANS AND ANIMALS OVER A STRIP OF LAND TEN FEET IN WIDTH, THE NORTH LINE OF WHICH IS PARALLEL WITH AND TEN FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTH LINE THEREOF, AND WHICH SOUTH LINE IS THE ENTIRE NORTHERNMOST LINE OF THE EASEMENTS DESCRIBED OCTOBER 22, 1993, BOOK 15077, PAGE 337, OFFICIAL RECORDS.

APN: 148-170-37-3

LEGAL DESCRIPTIONS (CONT.):

PTR 3 (ORDER NO: NCS-865423-2-HOU1)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF RANCHO LAS JUNTAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A PRIVATE ROAD AT THE MOST WESTERLY CORNER OF THAT PARCEL DESCRIBED IN DEED DATED JUNE 16, 1938, EXECUTED BY EMMA E. MULVANEY, ET VIR, LAWRENCE P. LARSEN, ET UX, RECORDED JULY 06, 1938, IN BOOK 463 OF OFFICIAL RECORDS, PAGE 409; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL SOUTH 83° 45' EAST, 348.48 FEET; THENCE SOUTH 07° 10' WEST 100.06 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DEED BY ERNEST BERGMAN AND ETHEL S. BERGMAN, HIS WIFE TO MARIE E. GRAHAM AND WILLIAM A. GRAHAM, HER HUSBAND, AS JOINT TENANTS, DATED MARCH 12, 1947, RECORDED APRIL 07, 1947, IN BOOK 1081 OF OFFICIAL RECORDS, PAGE 94; THENCE NORTH 85° 17' WEST ALONG SAID NORTHERLY LINE, 97.90 FEET, TO THE NORTH-WESTERLY CORNER OF SAID GRAHAM PARCEL; (1081 OR 94) THENCE SOUTH 12° 11' WEST ALONG THE WESTERLY LINE OF SAID GRAHAM PARCEL; (1081 OR 45) FEET TO A POINT; THENCE LEAVING SAID WESTERLY LINE NORTH 85° 17' WEST 251.24 FEET TO THE CENTER LINE OF A PRIVATE ROAD; THENCE NORTH 7° 10' EAST ALONG SAID CENTER LINE 113.89 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

ALL THAT PORTION THEREOF, AS DESCRIBED IN THE DEED TO THE SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, RECORDED JANUARY 19, 1965, IN BOOK 4786, PAGE 12, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF A PRIVATE ROAD, AT THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN THE DEED TO LAWRENCE P. LARSEN, ET UX, RECORDED JULY 06, 1938, IN VOLUME 463 OF OFFICIAL RECORDS, PAGE 409, RECORDS OF CONTRA COSTA COUNTY; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTHERLY LINE OF SAID LARSEN PARCEL SOUTH 82° 11' 42" EAST, 32.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 8° 44' 56" WEST, 113.02 FEET; THENCE NORTH 83° 43' 41" WEST, 32.03 FEET TO THE CENTER LINE OF THE ABOVE REFERRED TO PRIVATE ROAD; THENCE NORTH 8° 44' 56" EAST, ALONG SAID CENTER LINE 113.88 FEET TO THE POINT OF BEGINNING.

APN: 148-170-041-5

PTR 4 (ORDER NO: NCS-865423-3-HOU1)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF THE RANCHO LAS JUNTAS:

BEGINNING IN THE CENTER LINE OF 40 FEET IN WIDTH ROAD KNOWN AS DEL HOMBRE LANE AT THE SOUTH LINE OF THE 11.18 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM WM. C. CLARK, TO C. O. BISSELL, ET UX, DATED OCTOBER 14, 1916, AND RECORDED OCTOBER 17, 1916, IN VOLUME 279 OF DEEDS AT PAGE 101; THENCE FROM SAID POINT OF BEGINNING NORTH 7° 10' EAST, ALONG SAID CENTER LINE, 114.71 FEET TO THE SOUTH LINE OF THE 0.869 OF AN ACRE AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, DATED JANUARY 28, 1948, AND RECORDED FEBRUARY 6, 1948, IN THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM ERNEST BERGMAN, ET UX, TO MARIE E. GRAHAM, ET VIR, DATED MARCH 12, 1947 AND RECORDED APRIL 7, 1949, IN VOLUME 1081 OF OFFICIAL RECORDS, AT PAGE 94; THENCE SOUTH 2° 11' WEST ALONG SAID WEST LINE 87.59 FEET TO THE SOUTH LINE OF SAID 11.18 ACRE PARCEL; (79 D 101); THENCE SOUTH 88° 46' WEST ALONG SAID SOUTH LINE, 261.42 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 20 FEET OF THE PREMISES "FOR ROAD PURPOSES" AS PROVIDED FOR IN THE DEED FROM WM. C. CLARK TO C. O. BISSELL, ET UX, DATED OCTOBER 14, 1916, AND RECORDED OCTOBER 17, 1916 IN VOLUME 279 OF DEEDS, AT PAGE 101.

APN: 148-170-001-9

PTR 5 (ORDER NO: NCS-865423-4-HOU1)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PORTION OF THE RANCHO LAS JUNTAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM EMMA E. MULVANEY TO ERNEST BERGMAN, ET UX, DATED JANUARY 18, 1940, RECORDED FEBRUARY 03, 1940, IN BOOK 527 OF OFFICIAL RECORDS, PAGE 223; THENCE FROM SAID POINT OF BEGINNING, SOUTH 88° 46' WEST, ALONG THE SOUTH LINE OF SAID BERGMAN PARCEL, 90.79 FEET TO A 2 INCH BY 2 INCH STAKE; THENCE NORTH 2° 11' EAST, 92.09 FEET TO A 2 INCH BY 2 INCH STAKE; THENCE SOUTH 85° 17' EAST, 97.90 FEET TO A 2 INCH BY 2 INCH STAKE ON THE EAST LINE OF SAID BERGMAN PARCEL; (527 OR 223), DISTANT THEREON NORTH 7° 10' EAST, 82.66 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 7° 10' WEST, ALONG SAID EAST LINE, 82.66 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

THE RIGHT OF WAY GRANTED IN THE DEED FROM ERNEST BERGMAN, ET UX, TO MARIE E. GRAHAM, ET VIR, DATED MARCH 12, 1947, RECORDED APRIL 04, 1947, IN BOOK 1081, OF OFFICIAL RECORDS, PAGE 94, AS FOLLOWS:

"A RIGHT OF WAY (NOT TO BE EXCLUSIVE); AS AN APPURTENANCE TO THE TRACT OF LAND DESCRIBED AS PARCEL ONE ABOVE, FOR USE AS A ROADWAY FOR VEHICLES OF ALL KINDS, PEDESTRIANS AND ANIMALS, FOR WATER, GAS, OIL AND SEWER PIPE LINES, AND FOR TELEPHONE, ELECTRIC LIGHT AND POWER LINES, TOGETHER WITH THE NECESSARY POLES OR CONDUITS TO CARRY SAID LINES OVER A STRIP OF LAND 12 FEET IN WIDTH, THE NORTH LINE OF WHICH IS PARALLEL WITH AND 12 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE THEREOF AND WHICH SOUTH LINE IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM EMMA E. MULVANEY TO ERNEST BERGMAN, ET UX, DATED JANUARY 18, 1940, RECORDED FEBRUARY 03, 1940, IN BOOK 527 OF OFFICIAL RECORDS, PAGE 223, AT THE SOUTHWEST CORNER OF PARCEL ONE ABOVE; THENCE FROM SAID POINT OF BEGINNING, SOUTH 88° 46' WEST ALONG SAID SOUTH LINE, 261.42 FEET TO THE CENTER LINE OF THE COUNTY ROAD KNOWN AS DEL HOMBRE LANE.

APN: 148-170-022-5

EXCEPTIONS TO TITLE INSURANCE COVERAGE:

PTR 1 (ORDER NO: NCS-865423-1-HOU1)

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE. **NOT A SURVEY MATTER**

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. **NOT A SURVEY MATTER**

3. AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 25, 1928 AS BOOK 132, PAGE 114 OF OFFICIAL RECORDS.
IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. **NOT PLOTTABLE**

4. AN UNRECORDED DEED OF TRUST AS DISCLOSED BY "MEMORANDUM OF AGREEMENT" RECORDED MARCH 10, 1989, AS INSTRUMENT NO. 1989-44019, IN BOOK 14929, PAGE 251 OF OFFICIAL RECORDS. **NOT A SURVEY MATTER**

5. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE PLEASANT HILL BART STATION REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MARCH 15, 1999 AS INSTRUMENT NO. 99-0070069-00 OF OFFICIAL RECORDS. **NOT A SURVEY MATTER**

6. ANY LIEN, ASSESSMENT, AND /OR VIOLATION OR ENFORCEMENT OF ANY LAW, ORDINANCE, PERMIT OR GOVERNMENTAL REGULATION ARISING FROM THE DOCUMENT ENTITLED ADVISORY FIRE COMMISSION CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT RECORDED AUGUST 19, 2008 AS INSTRUMENT NO. 2008-0185332-00 OF OFFICIAL RECORDS. **NOT A SURVEY MATTER**

7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**

8. RIGHTS OF PARTIES IN POSSESSION. **NOT A SURVEY MATTER**

PTR 2 (ORDER NO: NCS-865423-5-HOU1)

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE. **NOT A SURVEY MATTER**

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. **NOT A SURVEY MATTER**

3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AND WALL MAINTENANCE AGREEMENT" RECORDED OCTOBER 22, 1993 AS BOOK 15077, PAGE 337 OF OFFICIAL RECORDS. **NOT A SURVEY MATTER**

EXCEPTIONS TO TITLE INSURANCE COVERAGE (CONT.):

4. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$283,000.00 RECORDED MAY 12, 2009 AS INSTRUMENT NO. 2009-0107801-00 OF OFFICIAL RECORDS.
DATED: APRIL 27, 2009
TRUSTOR: JUDITH R. DUNCAN AND CHARLES P. DUNCAN, WIFE AND HUSBAND AS COMMUNITY PROPERTY
TRUSTEE: WITH RIGHT OF SURVIVORSHIP
BENEFICIARY: PRAP, INC.

BENEFICIARY: BANK OF AMERICA, N.A. **NOT A SURVEY MATTER**

5. RIGHTS OF PARTIES IN POSSESSION. **NOT A SURVEY MATTER**

PTR 3 (ORDER NO: NCS-865426-2-HOU1)

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE. **NOT A SURVEY MATTER**

- 1A. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018.

FIRST INSTALLMENT: \$8,028.12, PAID
PENALTY: \$0.00

SECOND INSTALLMENT: \$8,028.12, DUE
PENALTY: \$0.00

TAX RATE AREA: 98-014
A.P.NO.: 148-170-041-5
NOT A SURVEY MATTER

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. **NOT A SURVEY MATTER**

3. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE THE PLEASANT HILL BART STATION REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MARCH 15, 1999 AS INSTRUMENT NO. 99-0070069-00 OF OFFICIAL RECORDS. **NOT A SURVEY MATTER**

4. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

5. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.

6. RIGHTS OF PARTIES IN POSSESSION.

7. THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

PTR 4 (ORDER NO: NCS-865423-3-HOU1)

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE. **NOT A SURVEY MATTER**

- 1A. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018.

FIRST INSTALLMENT: \$656.46, DELINQUENT

PENALTY: \$65.64
SECOND INSTALLMENT: \$656.46, OPEN

PENALTY: \$0.00
TAX RATE AREA: 98-014
A.P.NO.: 148-170-001-9
NOT A SURVEY MATTER

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. **NOT A SURVEY MATTER**

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 15, 1922 IN BOOK 430 OF DEEDS, PAGE 104.

IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AN AGREEMENT TO ESTABLISH THE LOCATION OF SAID EASEMENT RECORDED APRIL 15, 1940 IN BOOK 546, PAGE 13, OFFICIAL RECORDS OF CONTRA COSTA COUNTY. **PLOTTED**

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 25, 1928 AS BOOK 132, PAGE 114 OF OFFICIAL RECORDS.

IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AN AGREEMENT TO ESTABLISH THE LOCATION OF SAID EASEMENT RECORDED APRIL 15, 1940 IN BOOK 546, PAGE 13, OFFICIAL RECORDS OF CONTRA COSTA COUNTY. **PLOTTED**

5. AN EASEMENT FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 7, 1947 AS BOOK 1081, PAGE 94 OF OFFICIAL RECORDS.

IN FAVOR OF: WILLIAM A. GRAHAM, ET UX
AFFECTS: AS DESCRIBED THEREIN
PLOTTED

6. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE PLEASANT HILL BART STATION REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MARCH 15, 1999 AS INSTRUMENT NO. 99-0070069-00 OF OFFICIAL RECORDS. **NOT A SURVEY MATTER**

7. ANY LIEN, ASSESSMENT, AND /OR VIOLATION OR ENFORCEMENT OF ANY LAW, ORDINANCE, PERMIT OR GOVERNMENTAL REGULATION ARISING FROM THE DOCUMENT ENTITLED NOTICE OF PENDING NUISANCE ABATEMENT PROCEEDING RECORDED APRIL 2, 2014 AS INSTRUMENT NO. 2014-0090647-00 OF OFFICIAL RECORDS. **NOT A SURVEY MATTER**

8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

9. RIGHTS OF PARTIES IN POSSESSION.

PTR 5 (ORDER NO: NCS-865423-4-HOU1)

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE. **NOT A SURVEY MATTER**

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. **NOT A SURVEY MATTER**

3. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$148,000.00 RECORDED APRIL 07, 1995 AS INSTRUMENT NO. 95-055077 OF OFFICIAL RECORDS.
DATED: MARCH 28, 1995
TRUSTOR: TOSHIKO MC KEEN AND BENJAMIN F. MC KEEN, WIFE AND HUSBAND
TRUSTEE: COAST FED SERVICES, A CALIFORNIA CORPORATION
BENEFICIARY: COAST FEDERAL BANK, FEDERAL SAVINGS BANK, WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

A DOCUMENT RECORDED JULY 26, 1995 AS INSTRUMENT NO. 95-120928, OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST/MORTGAGE OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

4. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$16,651.05 RECORDED APRIL 07, 1995 AS INSTRUMENT NO. 95-055078 OF OFFICIAL RECORDS
DATED: MARCH 30, 1995
TRUSTOR: TOSHIKO MC KEEN AND BENJAMIN F. MC KEEN
TRUSTEE: OLD REPUBLIC TITLE COMPANY
BENEFICIARY: TRANSAMERICA FINANCIAL SERVICES

THE ABOVE DEED OF TRUST STATES THAT IT SECURES A LINE OF CREDIT. BEFORE THE CLOSE OF ESCROW, WE REQUIRE EVIDENCE SATISFACTORY TO US THAT (A) ALL CHECKS, CREDIT CARDS OR OTHER MEANS OF DRAWING UPON THE LINE OF CREDIT HAVE BEEN SURRENDERED TO ESCROW, (B) THE BORROWER HAS NOT DRAWN UPON THE LINE OF CREDIT SINCE THE LAST TRANSACTION REFLECTED IN THE LENDER'S PAYOFF DEMAND, AND (C) THE BORROWER HAS IN WRITING INSTRUCTED THE BENEFICIARY TO TERMINATE THE LINE OF CREDIT USING SUCH FORMS AND FOLLOWING SUCH PROCEDURES AS MAY BE REQUIRED BY THE BENEFICIARY.

5. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$250,000.00 RECORDED FEBRUARY 08, 2007 AS INSTRUMENT NO. 2007-0040416-00 OF OFFICIAL RECORDS.
DATED: JANUARY 09, 2007
TRUSTOR: TOSHIKO MC KEEN AND BENJAMIN F. MC KEEN
TRUSTEE: CALIFORNIA RECONVEYANCE COMPANY, A PENNSYLVANIA CORPORATION
BENEFICIARY: WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

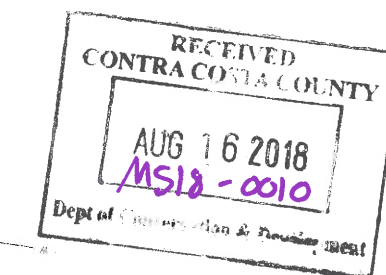
THE ABOVE DEED OF TRUST STATES THAT IT SECURES A LINE OF CREDIT. BEFORE THE CLOSE OF ESCROW, WE REQUIRE EVIDENCE SATISFACTORY TO US THAT (A) ALL CHECKS, CREDIT CARDS OR OTHER MEANS OF DRAWING UPON THE LINE OF CREDIT HAVE BEEN SURRENDERED TO ESCROW, (B) THE BORROWER HAS NOT DRAWN UPON THE LINE OF CREDIT SINCE THE LAST TRANSACTION REFLECTED IN THE LENDER'S PAYOFF DEMAND, AND (C) THE BORROWER HAS IN WRITING INSTRUCTED THE BENEFICIARY TO TERMINATE THE LINE OF CREDIT USING SUCH FORMS AND FOLLOWING SUCH PROCEDURES AS MAY BE REQUIRED BY THE BENEFICIARY.

6. ANY LIEN, ASSESSMENT, AND /OR VIOLATION OR ENFORCEMENT OF ANY LAW, ORDINANCE, PERMIT OR GOVERNMENTAL REGULATION ARISING FROM THE DOCUMENT ENTITLED ADVISORY FIRE COMMISSION CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT RECORDED AUGUST 19, 2008 AS INSTRUMENT NO. 2008-0185332-00 OF OFFICIAL RECORDS. **NOT A SURVEY MATTER**

7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**

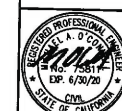
NOTES

1. TOTAL AREA = 104,494 SQ. FT. ±
2. TOPOGRAPHY SHOWN HEREON WAS COMPILED BY FIELD SURVEYS PERFORMED IN MARCH AND APRIL OF 2018.
3. ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
4. ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

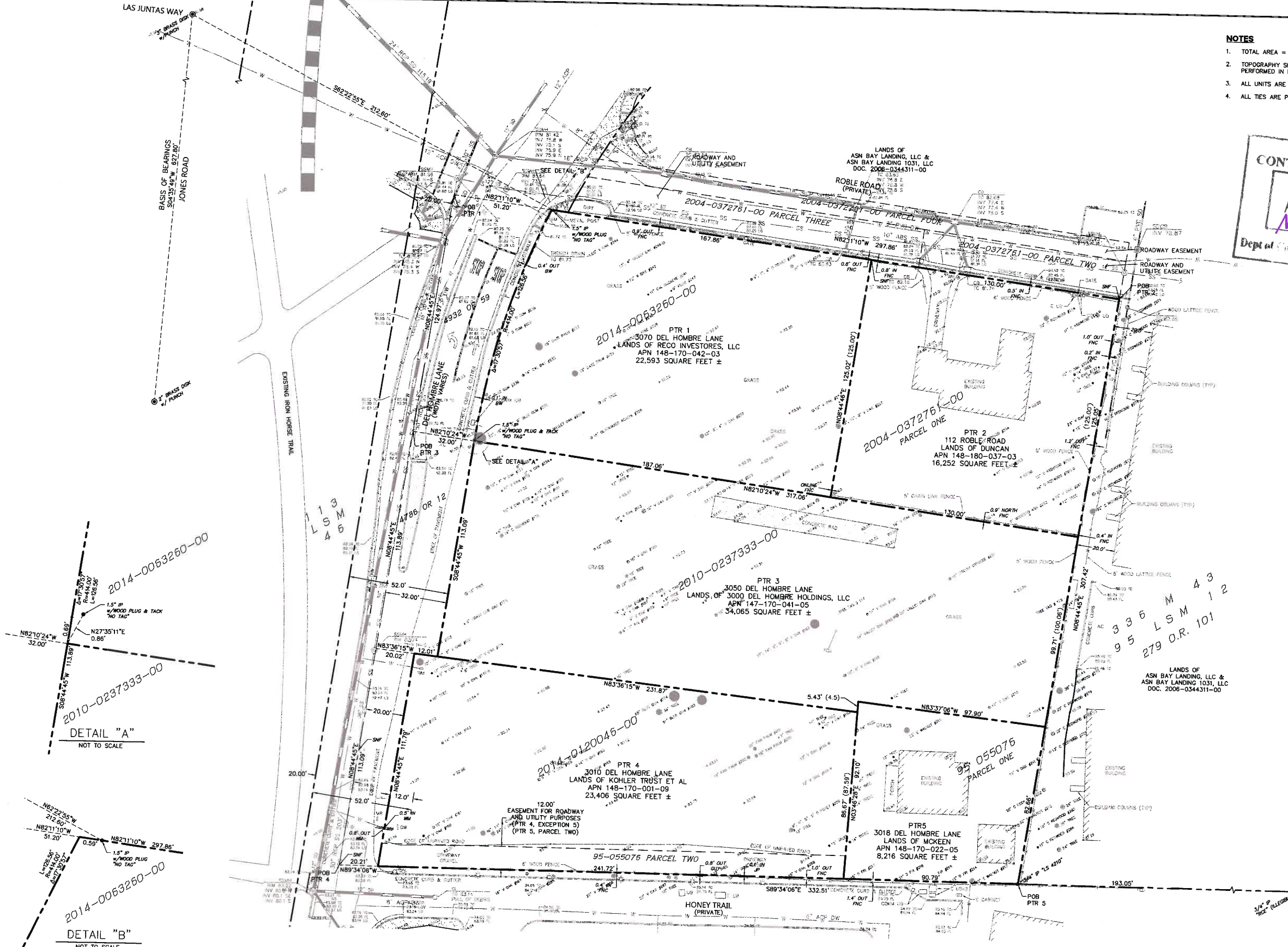
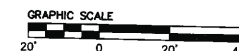


DEL HOMBRE APARTMENTS - 3050 DEL HOMBRE LANE
VESTING TENTATIVE PARCEL MAP
BOUNDARY SURVEY

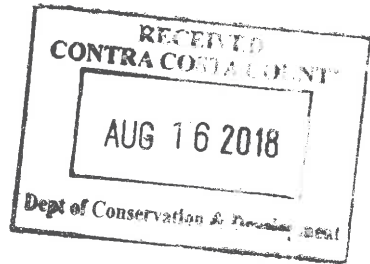
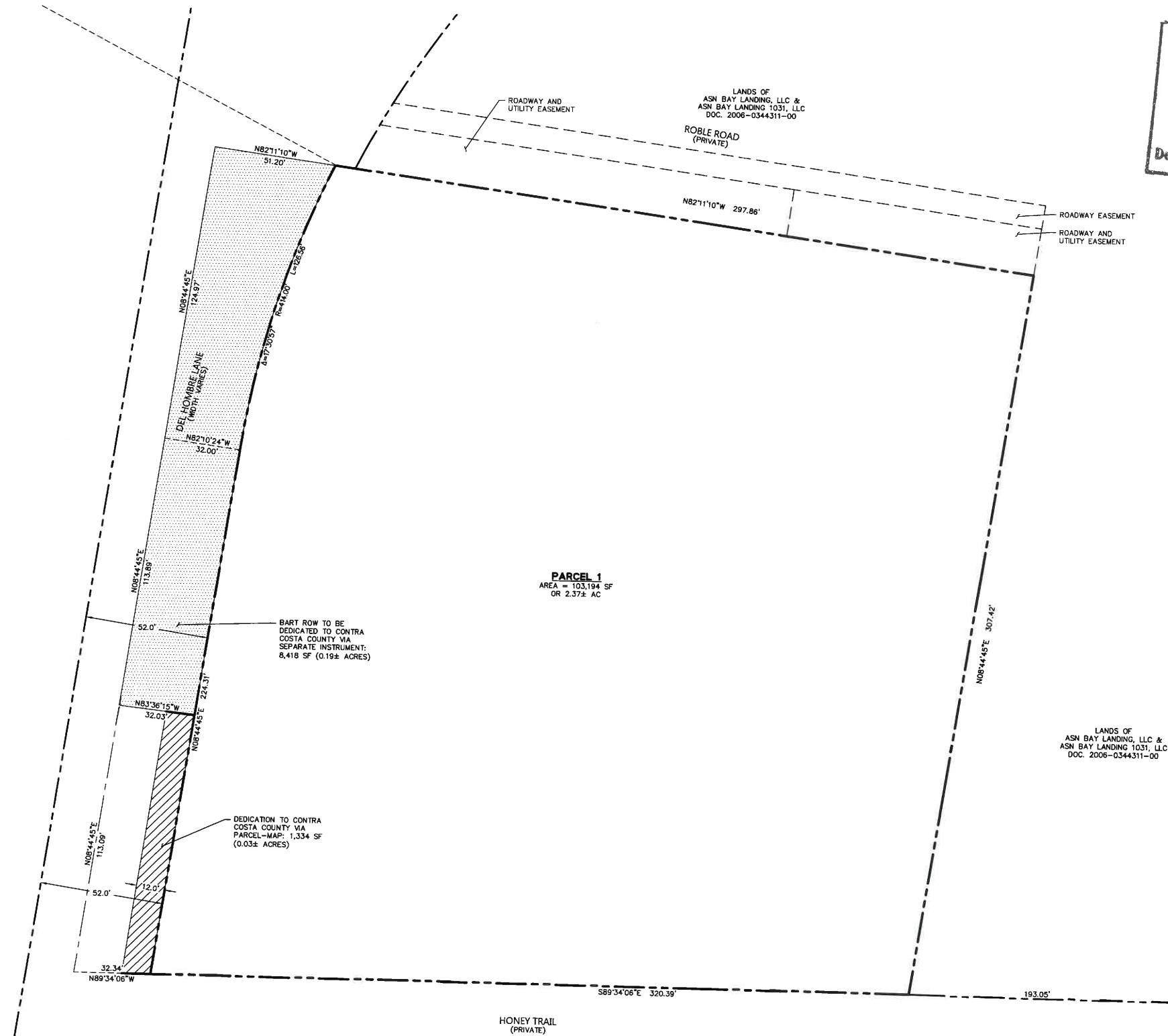
CONTRA COSTA COUNTY



No.	Date	By	Check	Scale	Drawn	Approved	Job No.
1	8/16/18	JCW		1" = 20'	JCW		C2.0
2							
3							
4							
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8							
9							
10							

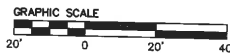


DRAWING NAME: K:\2018\180503_Del Hombre Walnut Creek\ENG\PLANNING\2.1 Preliminary Parcelization Plan.dwg
PLOT DATE: 08-14-18 PLOTTED BY: wts



LEGEND

- BART ROW TO BE DEDICATED TO CONTRA COSTA COUNTY VIA SEPARATE INSTRUMENT
- DEDICATION TO CONTRA COSTA COUNTY VIA PARCEL-MAP



DEL HOMBRE APARTMENTS - 3050 DEL HOMBRE LANE
VESTING TENTATIVE PARCEL MAP
PRELIMINARY PARCELIZATION PLAN

CONTRA COSTA COUNTY

CALIFORNIA



Date	8/16/18
Scale	1" = 20'
Design	JCW
Drawn	SKS
Approved	MAO
Job No	20180503

Drawing Number: C.2.1



150 CALIFORNIA ST.,
SUITE 1000
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

DRAWING NAME: K:\2018\180503_Del Hombre Apartments - 3050 Del Hombre Lane - Preliminary Tree Disposition Plan.dwg
PLOT DATE: 08-14-18 PLOTTED BY: wotg



RECEIVED
CONTRACT NO. 18-0503
AUG 16 2018
Dept of Conservation & Forestry, SPS

LEGEND
X TREE TO BE REMOVED (126 TOTAL)
● TREE TO REMAIN
ABBREVIATIONS
CAL BAY CALIFORNIA BAY
CAL BUCKEYE CALIFORNIA BUCKEYE
C REDWOOD COAST REDWOOD
D FIR DOUGLAS FIR
E WALNUT ENGLISH WALNUT
FAN PALM MEXICAN FAN PALM
G PRIVET GLOSSY PRIVET
V OAK VALLEY OAK

GRAPHIC SCALE
20' 0 20' 40'

DEL HOMBRE APARTMENTS - 3050 DEL HOMBRE LANE
VESTING TENTATIVE PARCEL MAP
PRELIMINARY TREE DISPOSITION PLAN



Revisions	No.	Date	By	Appr.
		8/16/18	JCW	
			SW	
			MAO	

Drawing Number: C.2.2
5 OF 14

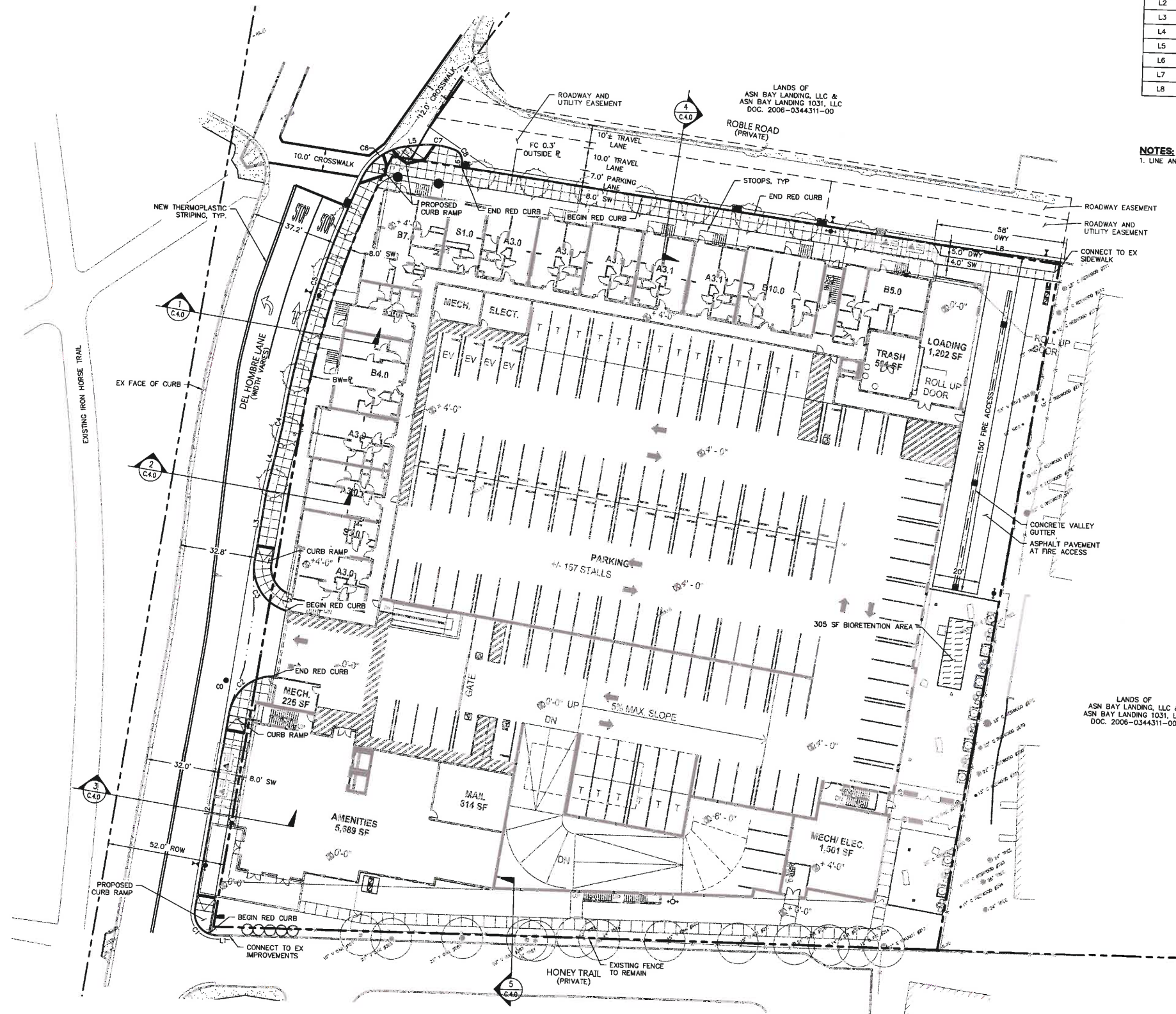
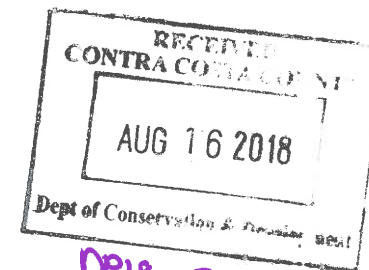
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ENGINEERS, SURVEYORS, PLANNERS

CALIFORNIA
CONTRA COSTA COUNTY

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	5.90	S89°37'55"E
L2	87.78	S08°44'45"W
L3	31.96	S08°44'45"W
L4	28.90	S12°33'41"W
L5	5.69	S82°39'57"W
L6	2.17	N07°48'50"E
L7	210.83	N82°11'10"W
L8	57.86	N83°09'06"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	17.17	10.00	098°22'40"
C2	27.45	20.00	078°39'00"
C3	29.02	20.00	083°08'28"
C4	5.99	100.00	003°25'50"
C5	111.43	422.00	015°07'46"
C6	25.48	25.00	058°24'20"
C7	16.17	33.00	028°04'06"
C8	6.73	5.00	077°04'47"

NOTES:
1. LINE AND CURVE TABLES REPRESENT FACE OF CURB



FIRE FLOW REQUIREMENTS & REDUCTION

THE FOLLOWING FIRE FLOW CALCULATIONS ARE BASED UPON PLANNING SUBMITTAL DOCUMENTS PREPARED BY BDE ARCHITECTS DATED 4/30/18, CALIFORNIA FIRE CODE (2016 EDITIONS) - SECTION 507, APP. B & C.

BUILDING AREA BY CONSTRUCTION TYPE:
TYPE IA - BASEMENT AND 1ST FLOOR = 14,980 GSF
TYPE IIIA - RESIDENTIAL FLOORS 2 - 6 = 218,594 GSF
TOTAL BUILDING GROSS SF (BASIS OF FIRE FLOW) = 233,574 GSF

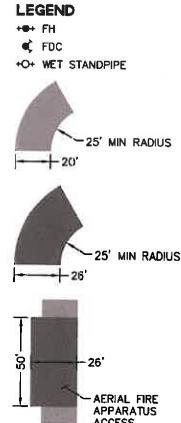
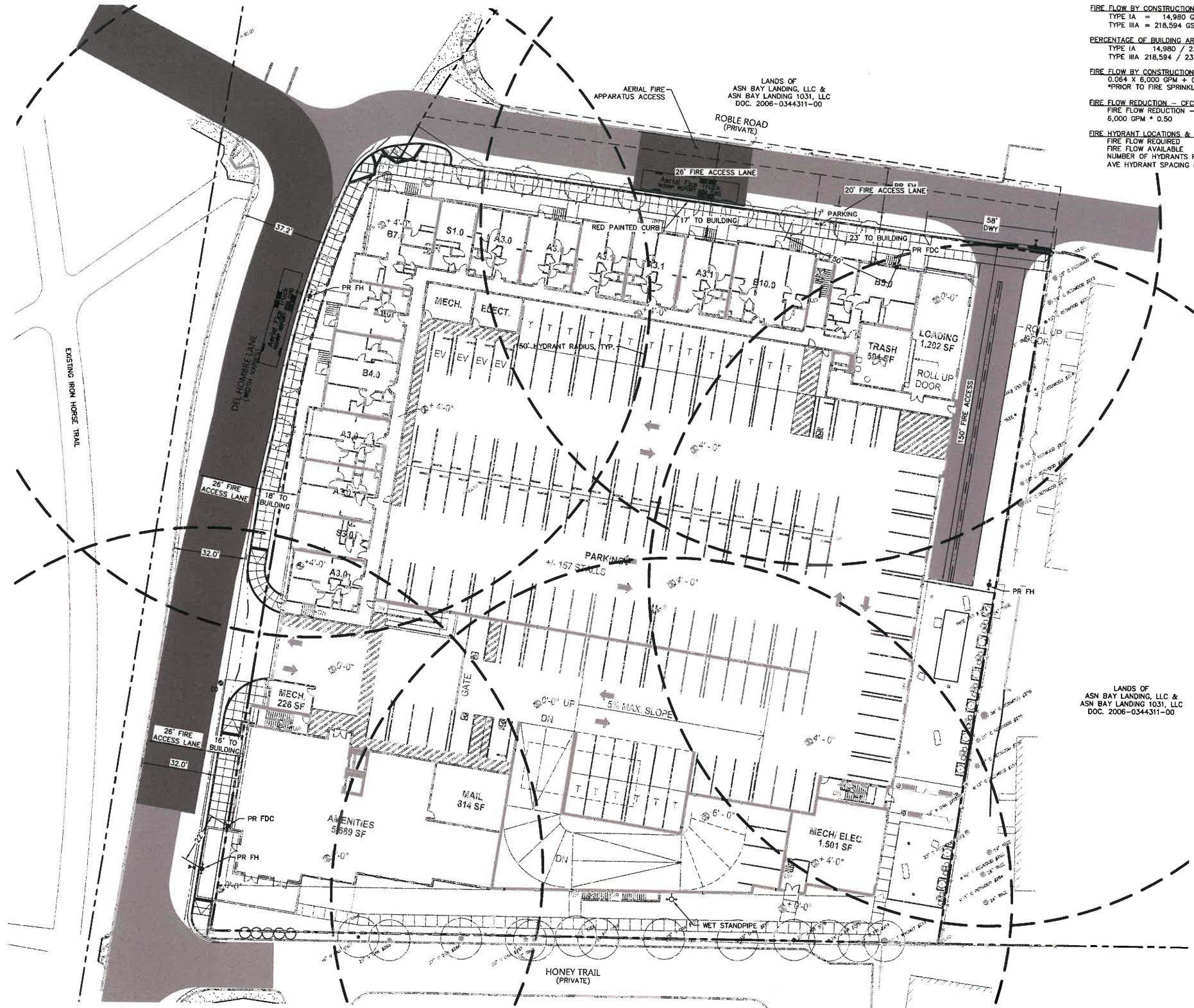
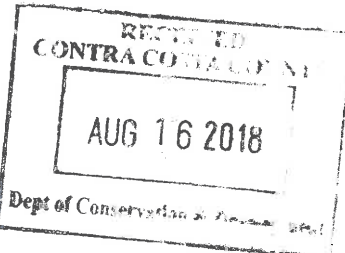
FIRE FLOW BY CONSTRUCTION TYPE - CFC SECTION B104.1, B104.3, & TABLE B105.1:
TYPE IA = 14,980 GSF = 6,000 GPM (MAX. FLOW)
TYPE IIIA = 218,594 GSF = 6,000 GPM (MAX. FLOW)

PERCENTAGE OF BUILDING AREA BY CONSTRUCTION TYPE:
TYPE IA = 14,980 / 233,574 X 100 = 6.4%
TYPE IIIA = 218,594 / 233,574 X 100 = 93.6%

FIRE FLOW BY CONSTRUCTION TYPE AS PERCENTAGE OF BUILDING:
0.064 X 6,000 GPM + 0.936 X 6,000 GPM = 6,000 GPM COMBINED FIRE FLOW*
*PRIOR TO FIRE SPRINKLER REDUCTION

FIRE FLOW REDUCTION - CFC APP. B - TABLE B105.1(2) & B105.2
FIRE FLOW REDUCTION - SPRINKLER SYSTEM 903.3.1.1
6,000 GPM X 0.50 = 3,000 GPM NET REQUIRED FIRE FLOW (CFC)

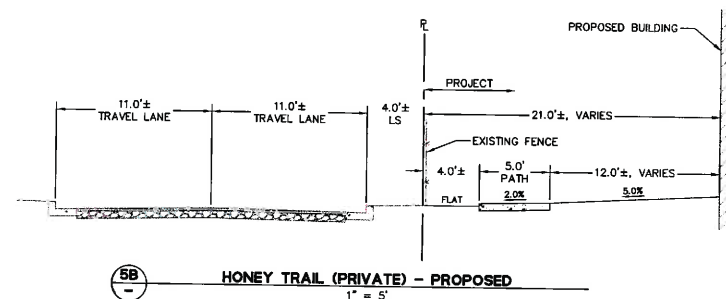
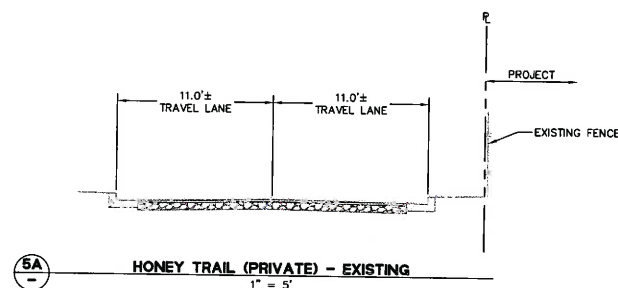
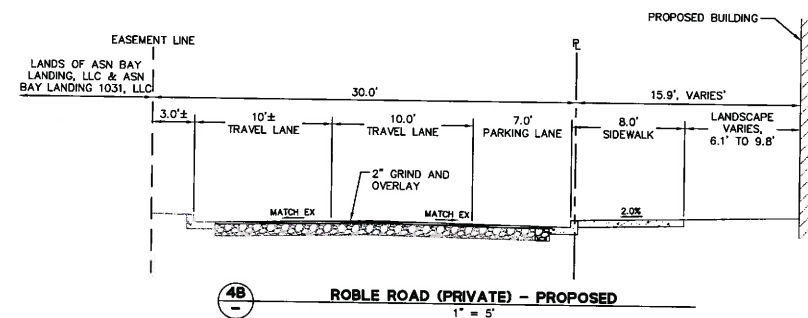
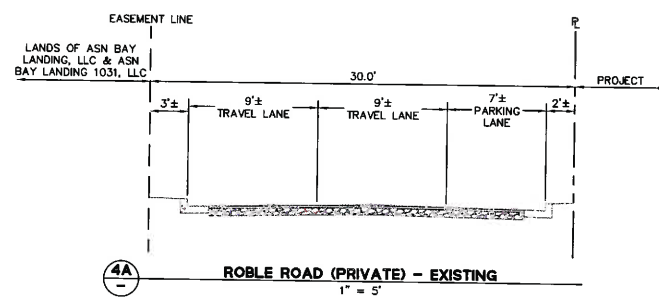
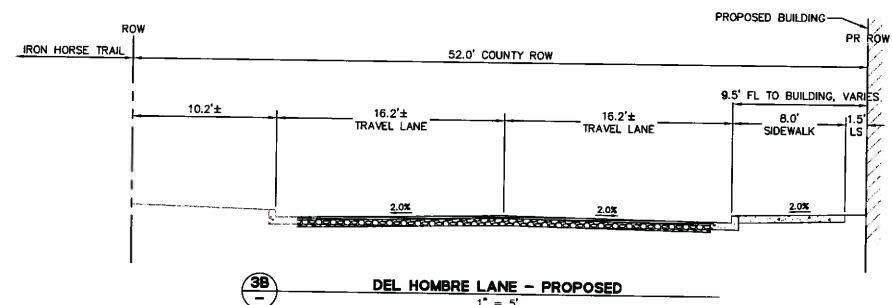
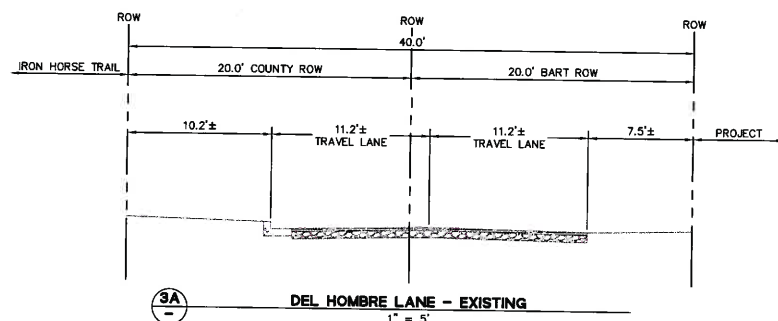
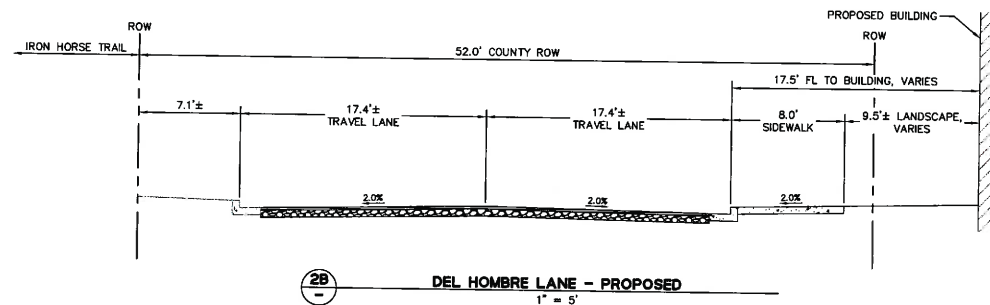
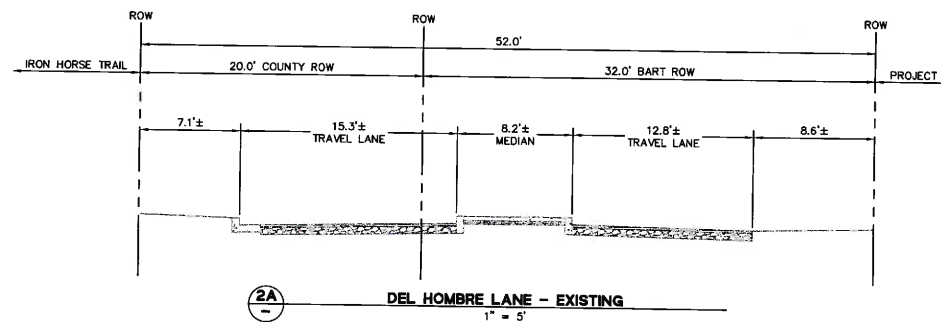
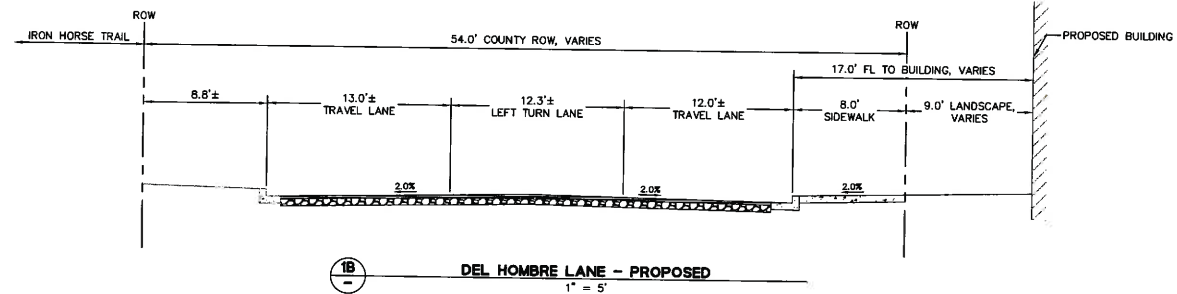
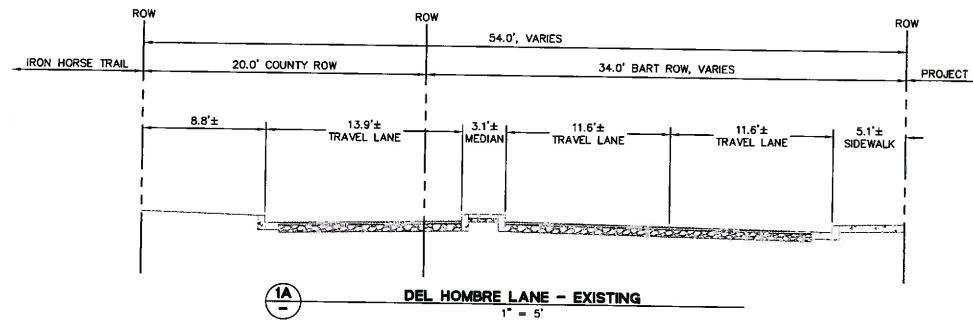
FIRE HYDRANT LOCATIONS & DISTRIBUTION - APPENDIX C - TABLE C102.1:
FIRE FLOW REQUIRED = 3,000 GPM @ 20 PSI
FIRE FLOW AVAILABLE = 3,594.6 GPM @ 20 PSI RESIDUAL
NUMBER OF HYDRANTS REQUIRED = 3
AVE HYDRANT SPACING (WITH SPACING INCREASE) = 375 FT (250 + 50% INCREASE - C102.1(f))



LANDS OF
ASN BAY LANDING, LLC &
ASN BAY LANDING 1031, LLC
DOC. 2006-0344311-00



DRAWING NAME: K:\2018\180503_Del Hombre Apartments Creek\ENVS\PLANNING\C.3.0 & C.4.0 Site Plan and Sections.dwg
PLOT DATE: 08-14-18 PLOTTED BY: wcl




EARTHWORK QUANTITIES

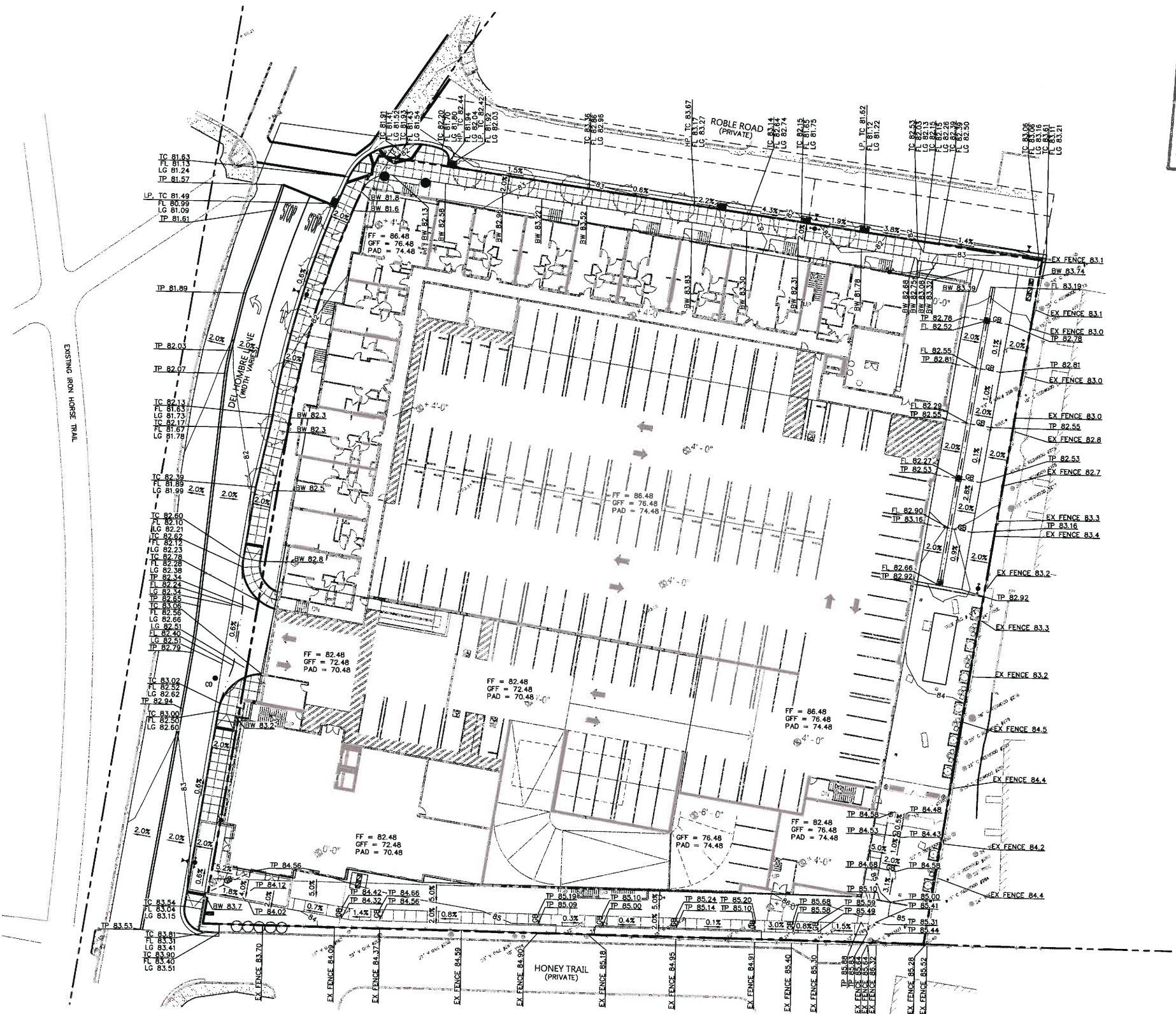
CUT:	29,400 CY
FILL:	400 CY
NET EXPORT:	29,000 CY

EARTHWORK VOLUMES ARE IN-PLACE VOLUMES
AND DO NOT ACCOUNT FOR SHRINKAGE,
SWELLING, OR FOUNDATION ELEMENTS

GRAPHIC SCALE



20' 0 20' 40'



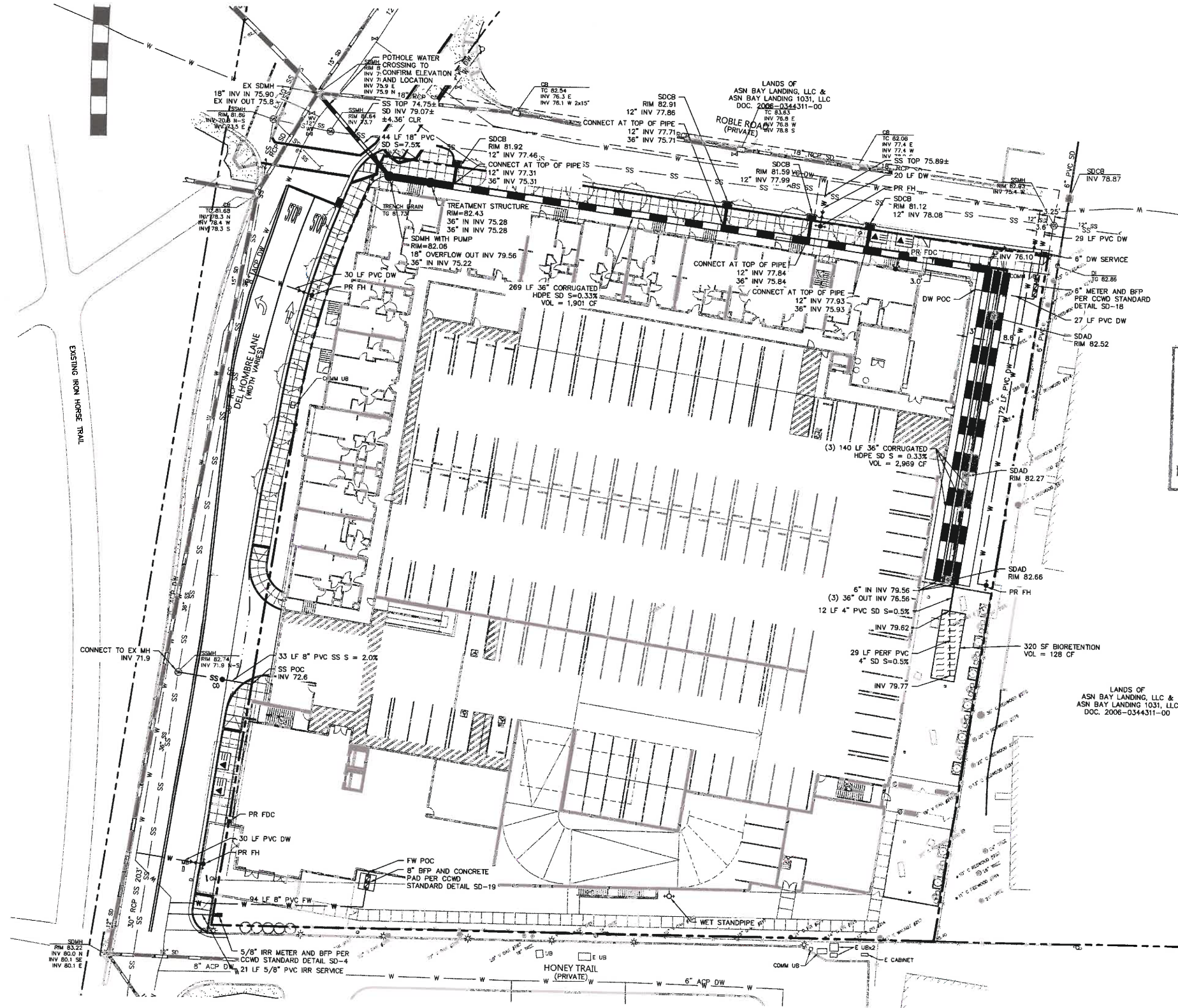
DEL HOMBRE APARTMENTS - 3050 DEL HOMBRE LANE
VESTING TENTATIVE PARCEL MAP
PRELIMINARY UTILITY PLAN

CONTRA COSTA COUNTY

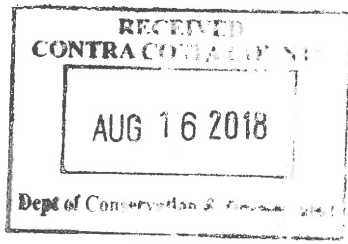


Date 8/16/18	No.	Revisions
Scale 1" = 20'		
Design JCW		
Drawn SKS		
Approved MAO		
Job No 20180503		

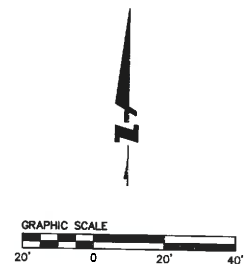
C.6.0



1. ALL UTILITY TRENCHING AND BACKFILLING MUST CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING. WHERE THERE IS LESS THAN 12" OF CLEARANCE, REFER TO DETAIL 12 ON SHEET C8.01.
3. HORIZONTAL DIMENSION ARE TAKEN FROM CENTER OF PIPE TO CENTER OF PIPE.
4. PROVIDE 5' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND STORM DRAIN AND 10' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND SANITARY SEWER.
5. ALL EXISTING ON-SITE UTILITIES TO BE REMOVED.
6. PIPE MATERIAL:
 - A. 36" SD DETENTION PIPES: CORRUGATED HDPE CALTRANS TYPE 5
 - B. ALL OTHER SD: PVC SCH 40
 - C. SS: PVC SDR-35
 - D. WATER: PVC CLASS 305 (DR14)
7. ALL FIRE HYDRANTS SHALL BE A MINIMUM OF 4' CLEAR OF ALL VINES, BUSHES, TREES, IVY, ETC.
8. THE FIRE AND DOMESTIC WATER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BEYOND THE PUBLIC WATER METERS.
9. ALL WATER SERVICES SHALL BE "WET" TAPS AND BE COMPLETED BY THE CONTRA COSTA COUNTY WATER DISTRICT.
10. JT SHOWN FOR REFERENCE ONLY. SEE JOINT TRENCH PLANS BY GICALONE FOR JOINT TRENCH INFORMATION AND DETAILS.
11. DEVELOPER SHALL PREPARE A PRELIMINARY STREET LIGHTING PLAN AND PHOTOMETRIC ANALYSIS AS PART OF THE IMPROVEMENT PLANS. THE EXISTING STREET LIGHTS WILL REMAIN AND WILL BE INCLUDED IN THIS ANALYSIS.
12. ALL WET UTILITIES (WATER, SANITARY SEWER, STORM DRAIN) ON-SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
13. OVERFLOW DRAINS WITHIN BIOTRENTENURE AREAS SHALL BE 18" NYOPLAST DRAIN BASIN WITH STANDARD H-25 GRATE.
14. PVC UTILITY SEAMS ARE NOT TO BE LOCATED WITHIN THE BIOTRENTENURE AREAS.
15. ALL EXISTING METERS ARE TO BE RETURNED TO THE CONTRA COSTA COUNTY WATER DISTRICT.



DRAWING NAME: K:\2018\180503_Del Hombre Walnut Creek\ENG\PLANNING\C-6.0 Utility Plan.dwg
PLOT DATE: 08-14-18 PLOTTED BY: wats



RECEIVED
CONTRA COSTA COUNTY
AUG 16 2018
Dept of Conservation & Forestry

LEGEND

- PAVEMENT
- ROOF/PODIUM
- BIORETENTION AREA (320 SF = ±0.4% OF IMPERVIOUS AREA)
- TRADITIONAL PLANTER ON PODIUM
- TRADITIONAL LANDSCAPE

PEAK FLOW REDUCTION

EXISTING IMPERVIOUS SURFACE 4,908 SF

EXISTING PERVIOUS SURFACE 98,291 SF

PROPOSED IMPERVIOUS SURFACE 85,602 SF

PROPOSED PERVIOUS SURFACE 17,277 SF

PROPOSED LID PLANTERS 320 SF

$Q_{ex} = C_{ex} \times (0.52)(1.07"/HR)(2.37 \text{ AC})$

$Q_{ex} = 1.33 \text{ CFS}$

$Q_{in} = C_{in} \times (0.91)(3.12"/HR)(2.37 \text{ AC})$

$Q_{in} = 6.76 \text{ CFS}$

$Q_{reduced} = Q_{in} - Q_{ex}$

$Q_{reduced} = 6.76 \text{ CFS} - 1.33 \text{ CFS}$

$Q_{reduced} = 5.43 \text{ CFS}$

$V_{required} = Q_{reduced} \times 0.5 \times \text{STORM DURATION}$

$V_{required} = 5.43 \text{ CFS} \times 0.5 \times 30 \text{ MIN}$

$V_{required} = 4,890 \text{ CF}$

REQUIRED STORAGE VOLUME = 4,890 CF

PROPOSED STORAGE VOLUME = 4,998 CF

STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, TRANSIT-ORIENTED DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY C SPECIAL PROJECT (TRANSIT-ORIENTED DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 75% AS DESCRIBED BELOW.

SPECIAL PROJECT CATEGORY "C"

a. IS THE PROJECT LOCATED WITHIN A 1/2 MILE OF AN EXISTING TRANSIT HUB?
YES, THE PROJECT IS WITHIN A 1/2 MILE OF THE PLEASANT HILL BART STATION.

b. IS THE PROJECT CHARACTERIZED AS A NON-AUTO-RELATED PROJECT?
YES, IS A RESIDENTIAL DEVELOPMENT.

c. DOES THE PROJECT HAVE A MINIMUM DENSITY OF 25 DWELLING UNITS PER ACRE?
YES, THE PROJECT HAS A DENSITY OF 284 DU/2.37 ACRES = 120 DU/ACRE.

LOCATION CREDIT
50% TREATMENT REDUCTION CREDIT WITHIN A 1/4 MILE OF A TRANSIT HUB.

DENSITY CREDIT
30% TREATMENT REDUCTION CREDIT FOR A DENSITY GREATER THAN 100 DWELLING UNITS PER ACRE.

MINIMIZED SURFACE PARKING CREDIT
20% TREATMENT REDUCTION CREDIT FOR NOT HAVING SURFACE PARKING.

STORMWATER TREATMENT AREA DATA
TOTAL LID TREATMENT REDUCTION CREDIT = 100%

TOTAL IMPERVIOUS AREA = 85,602 SF

AREA ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (STORMWATER MANHOLE)
IMPERVIOUS AREA = 85,602 SF

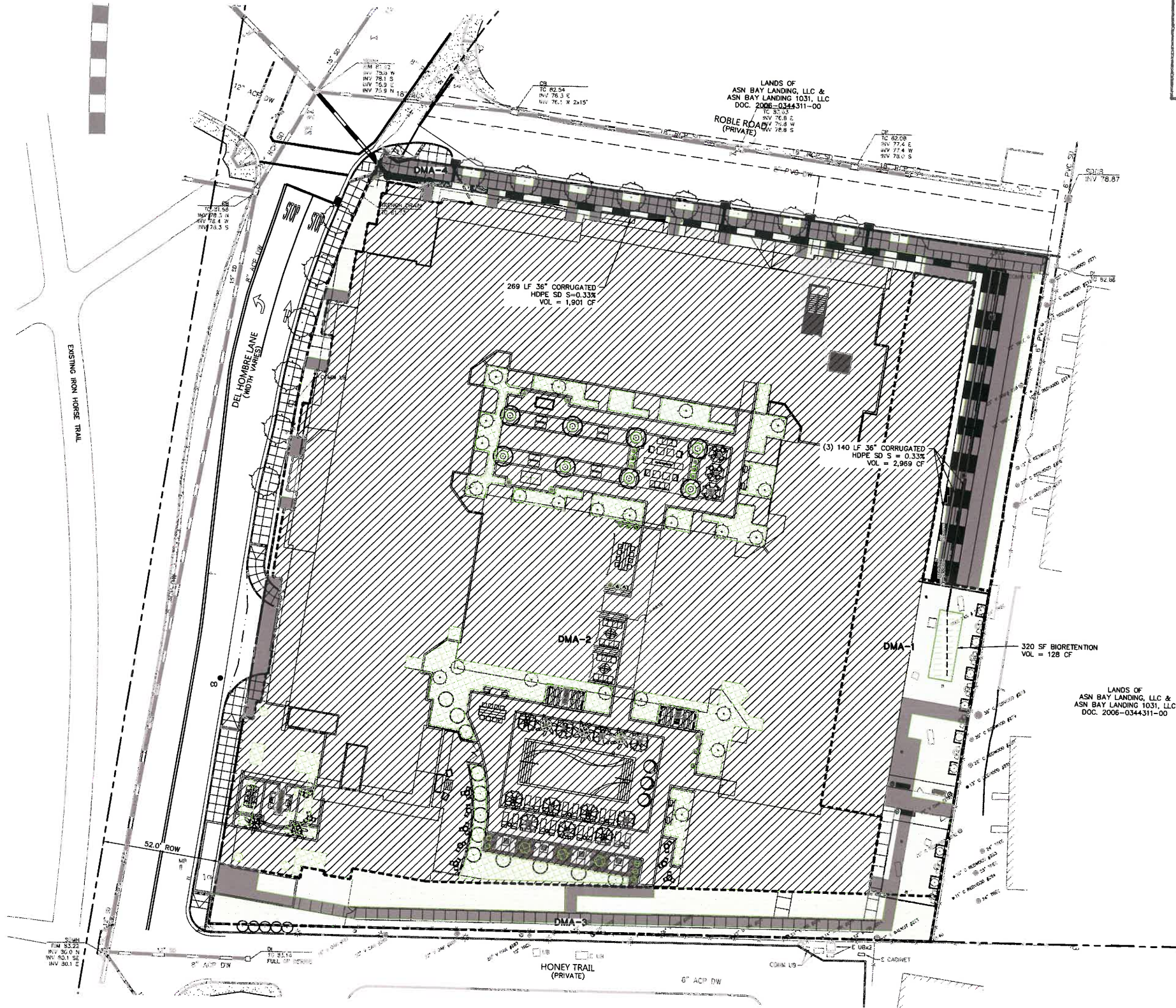
AREA REQUIRED TO BE TREATED W/ LID TREATMENT MEASURES (BIORETENTION AREA)
IMPERVIOUS AREA = 0 SF

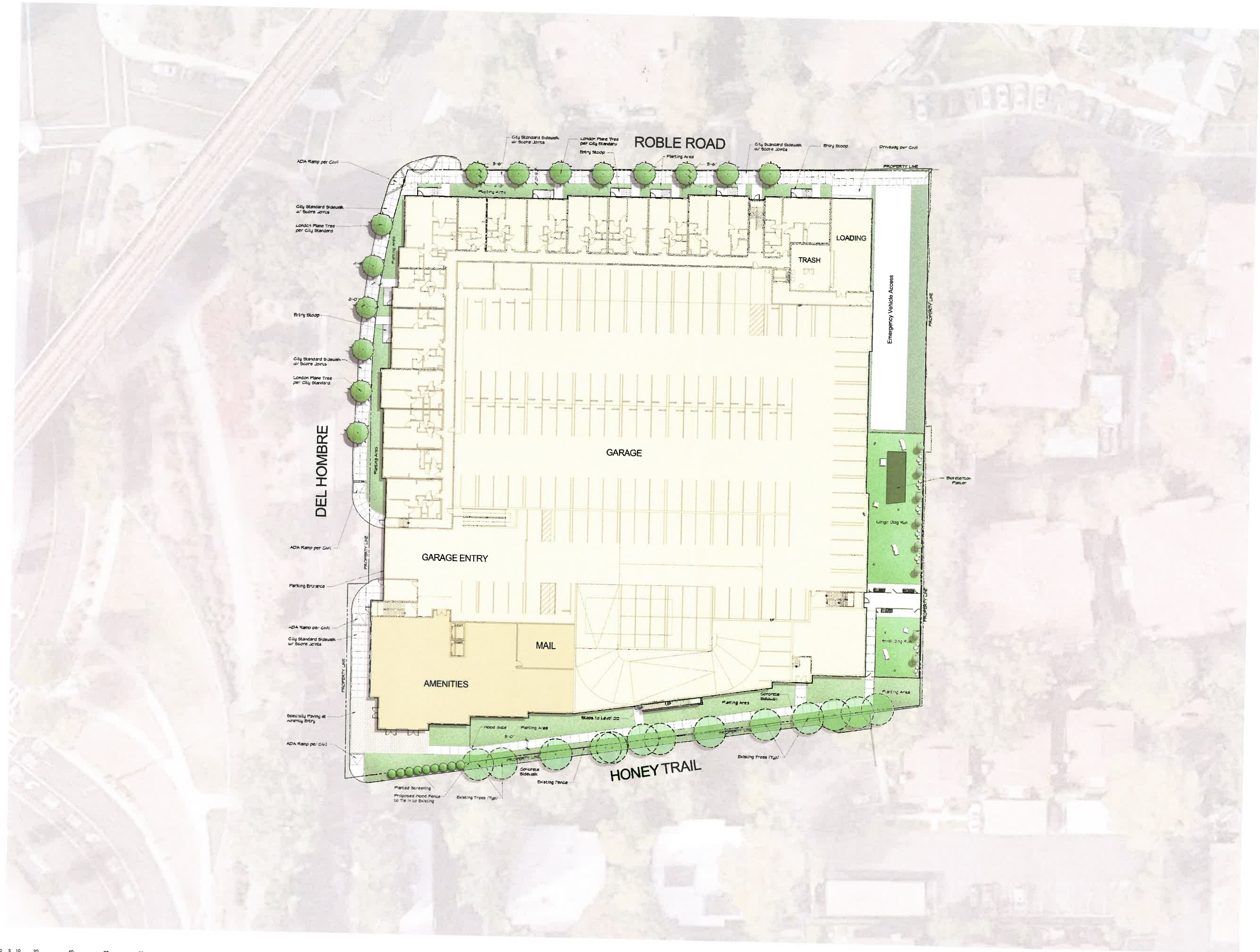
4% AREA OF LID TREATMENT AREA = $(0 \text{ SF})(0.04) = 0 \text{ SF}$

TOTAL BIORETENTION AREA PROVIDED = 320 SF

DMA SUMMARY TABLE:

DMA NAME	DRAINS TO	CONVENTIONAL SURFACES (SF)				LID _s (SF)	TOTAL (SF)
		PAVEMENT	ROOF/PODIUM	LS ON GRADE	PLANTER ON PODIUM		
DMA-1	BIORETENTION	1,048	6,574	2,865	-	320	10,805
DMA-2	MEDIA FILTER	5,126	69,936	2,457	5,941	-	83,460
DMA-3	SELF-RETAINING	1,952	-	4,930	-	-	6,882
DMA-4	SELF-RETAINING	968	-	1,084	-	-	2,052
TOTAL (SF)		9,092	76,510	11,336	5,941	320	103,189





LANDSCAPE PLAN
LEVEL 01 - GROUND FLOOR
SITE PLAN

RECEIVED
CONTRA COSTA COUNTY
AUG 16 2018
OPI8-3031
Dept of Conservation & Forestry

3000
DEL HOMBRE
3050 DEL HOMBRE LANE
WALNUT CREEK, CA 94597

07/31/2018 - PLANNING PERMIT
ISSUES:

GWH
LANDSCAPE
ARCHITECTS

5847 SAN FELIPE SUITE 3600
HOUSTON TEXAS 77057
713.267.2100 FAX 713.267.2145



PLAN
SCALE:

LANDSCAPE PLAN

DRAWN: FCL / MCS / AMD / TMT
PROJECT: 538
PLOT DATE: 07/31/2018

LANDSCAPE PLAN

LEVEL 02 - AMENITY DECK

SITE PLAN

3000
DEL HOMBRE

3050 DEL HOMBRE LANE
WALNUT CREEK, CA 94597

07/31/2018 - PLANNING PERMIT
ISSUES:

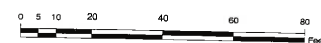


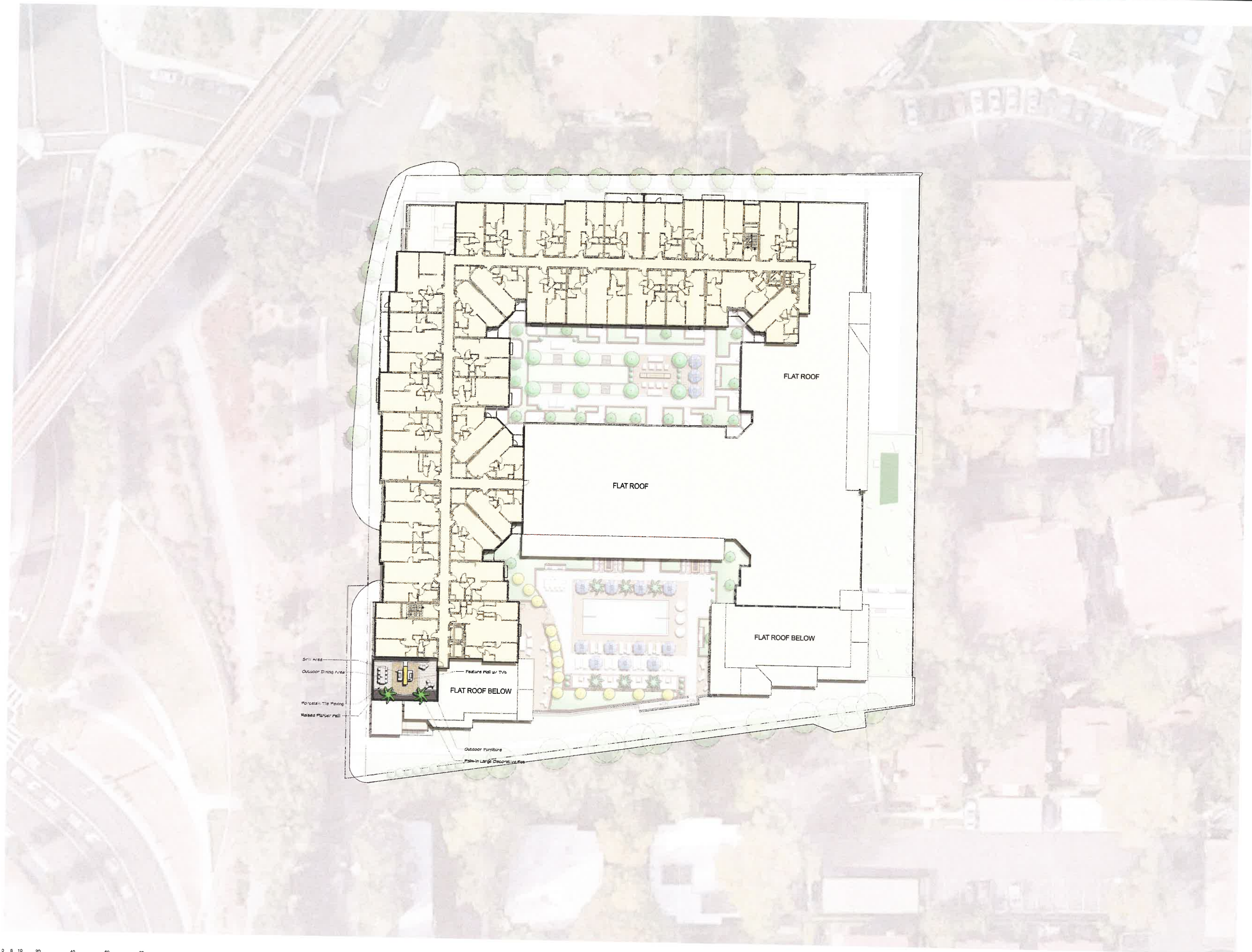
5847 SAN FELIPE SUITE 3600
HOUSTON TEXAS 77057
713.267.2100 FAX 713.267.2145

DRAWN: _____ FCL / MCS / AMD / TMT
PROJECT: _____ 536
PLOT DATE: _____ 07/21/2018

PLAN
SCALE:

LANDSCAPE PLAN





LANDSCAPE PLAN
LEVEL 06 - ROOF DECK
SITE PLAN

3000
DEL HOMBRE
3050 DEL HOMBRE LANE
WALNUT CREEK, CA 94597

07/31/2016 - PLANNING PERMIT
ISSUES:



5847 SAN FELIPE SUITE 3600
HOUSTON TEXAS 77057
713.267.2100 FAX 713.267.2145

0 5 10 20 40 60 80
Feet



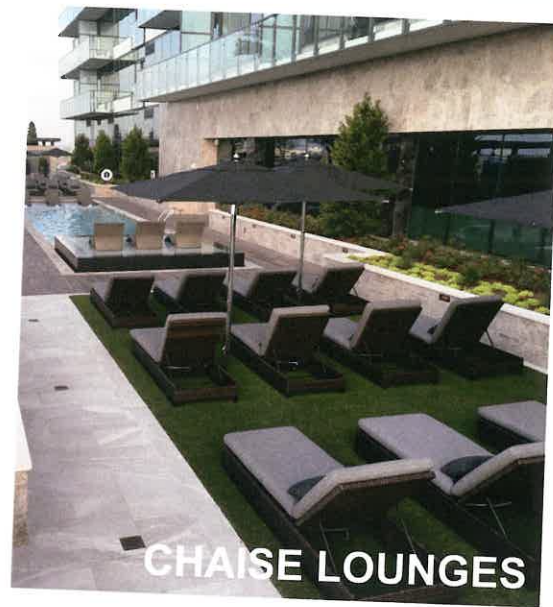
DECORATIVE POTS



FIREPLACE



POOL CABANAS



CHAISE LOUNGES



TREE IN PLANTER



FIREPIT



PORCELAIN
TILE PAVING



PORCELAIN
WOOD TILE



GAS GRILL



OUTDOOR BEDS



BOCCE BALL



OUTDOOR SEATING



OUTDOOR
GAME TABLES



POOL DECK

LANDSCAPE IMAGERY BOARD

3000
DEL HOMBRE

3050 DEL HOMBRE LANE
WALNUT CREEK, CA 94597

07/31/2018 - PLANNING PERMIT
ISSUES:

GWH
LANDSCAPE
ARCHITECTS

5847 SAN FELIPE SUITE 3600
HOUSTON TEXAS 77057
713.267.2100 FAX 713.267.2145

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kara Douglas
Assistant Deputy Director

Kelli Zenn
Business Operations Manager

October 29, 2018

**NOTICE OF PREPARATION/
NOTICE OF SCOPING SESSION
FOR AN ENVIRONMENTAL IMPACT REPORT ON THE
PROPOSED DEL HOMBRE 284-UNIT APARTMENT PROJECT
County File Numbers GP18-0002, RZ18-3245, MS18-0010, DP18-3031**

TO: ALL INTERESTED AGENCIES AND PARTIES

The Contra Costa County Department of Conservation and Development has received applications from 3000 Del Hombre Holdings LLC requesting approval of a General Plan Amendment, Rezoning, Minor Subdivision, and a Development Plan for the "Del Hombre 284-Unit Apartment" project. The Department has determined that this project requires preparation of an environmental impact report.

PROJECT LOCATION/SITE DESCRIPTION

The project site is located in the unincorporated area of Walnut Creek in central Contra Costa County. The project site is approximately 2.37 acres consisting of an assembly of five parcels, which includes three vacant parcels and two parcels that each has a residential building. The project site is located on Del Hombre Lane and Roble Road. The Iron Horse Trail is directly west of the project site. The Pleasant Hill/Contra Costa Centre BART Transit Village is also west of the project site.

PROPOSED PROJECT

The proposed project is a General Plan Amendment from Multiple-Family Residential-Very High Density (MV) to Multiple-Family Residential-Very High Special Density (MS), rezoning of the project site from Single-Family Residential (R-15) and Planned Unit District (P-1) to a Planned Unit District (P-1), a minor subdivision to combine five parcels into one parcel, and a Final Development Plan to allow the construction of a 284-unit apartment building. The apartment building will be a six-story podium building, with two levels of parking – one at a subterranean level and the other at a ground floor level. Approximately 111 trees will be removed. The project will provide 24 moderate income and 12 very low income units.

The proposed project may have a significant impact on the following resources: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, Transportation and Traffic, and Noise. A more detailed description of the proposed project can be obtained from the Department of Conservation and Development.

PUBLIC COMMENTS

The Contra Costa County Department of Conservation and Development is the Lead Agency for the preparation of the environment impact report for this project. All responsible and trustee agencies, interested agencies and other interested parties are invited to submit comments which address environmental concerns related to the implementation of the proposed project.

Responses to this Notice of Preparation must be in writing and must be received at the following address by 5:00 p.m. on Wednesday, November 28, 2018:

**Contra Costa County
Department of Conservation and Development
Attention: Jennifer Cruz
30 Muir Road
Martinez, California 94553**

SCOPING SESSION

A Scoping Session will be held on *Monday, November 19, 2018 at 3:30 p.m.*, 30 Muir Road, Martinez, California. Interested agencies and parties may submit oral and written comments pertaining to environmental concerns related to the proposed project.

SUPPORTING DOCUMENTS

The General Plan, Rezoning, Minor Subdivision, and Development Plan applications and supporting documentations are available for review at the office of the Contra Costa County Department of Conservation and Development during normal business hours. If you have any questions or wish to obtain a copy of any supporting documents related to this project, please contact me by e-mail at Jennifer.Cruz@dcd.cccounty.us or by phone at (925) 674-7790.

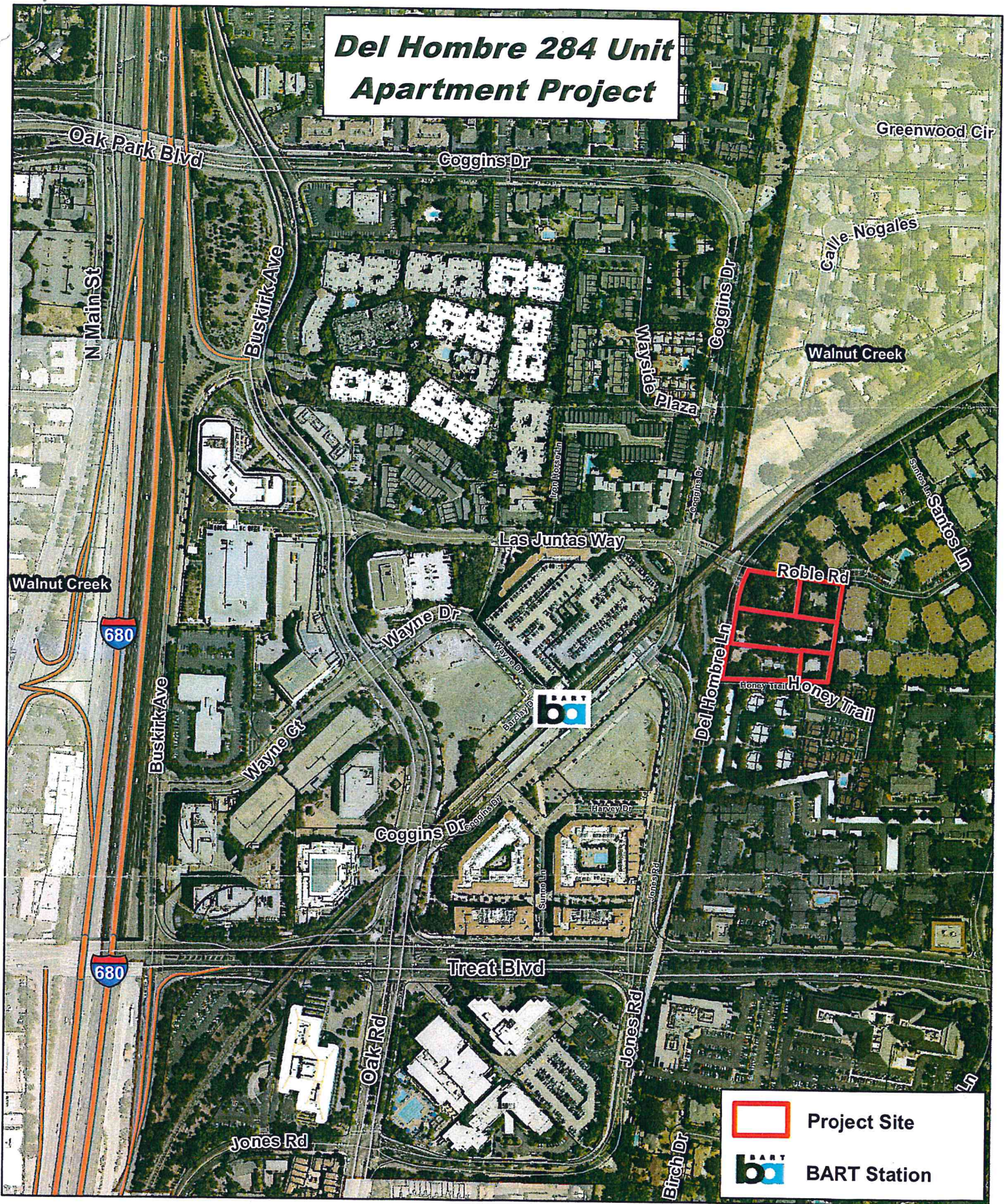
Sincerely,



Jennifer Cruz
Senior Planner

Attachments: Vicinity Map
Vesting Tentative Map

Del Hombre 284 Unit Apartment Project



Project Site

BART Station



Map Created 3/14/2018
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



